QUITCLAIM DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

R-USB-07-2209

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George and Areca Cotton	George and Areca Cotton	
(NAME)	(NAME)	
2209 Elliot Avenue	2209 Elliot Avenue	105-14-21.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Edwin Tobias Ruth HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO George W. Cotton and wife, Areca Kay Cotton HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEING PART OF LOT NO. 72 ON THE PLAN OF WAVERLY PLACE, AS OF RECORD IN BOOK 57, PAGE 95, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY BY JOHN KOHL, DATED DECEMBER 28, 1974, AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY MARGIN OF ELLIOTT AVENUE 62-1/2 FEET SOUTH OF THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WESTERLY PARALLEL TO THE MARGIN OF SAID ALLEY, 126 FEET TO A POINT; THENCE SOUTHERLY 62-1/2 FEET TO A POINT; THENCE EASTERLY 140 FEET MORE OR LESS TO THE WESTERLY MARGIN OF ELLIOTT AVENUE; THENCE WITH THE MARGIN OF THE SAME, NORTHERLY 62-1/2 FEET TO THE POINT OF BEGINNING.

The above-described property has never been the marital residence of the grantor(s) herein.

BEING THE SAME PROPERTY CONVEYED TO GEORGE W.COTTON AND EDWIN TOBIAS RUTH BY WARRANTY DEED FROM JOHNNIE M. TALLEY, UNMARRIED, RECORDED ON THE 27TH DAY OF DECEMBER, 2005 IN INSTRUMENT NO. 20051227-0153633, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDQC
Recvd: 08/08/07 09:47 2 pgs
Fees:12.00 Taxes:0.00

20070808-0094741

unimproved ( )

This is improved (X) property, known as 2209 Elliot Avenue, Nashville, Tennessee 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 2nd day of August, 2007.

Edwin Tobias Ruth

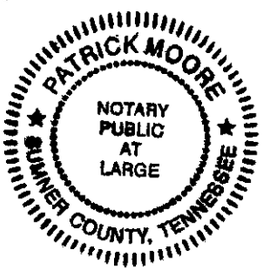
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edwin Tobias Ruth, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of August, 2007.

Notary Public

My Commission Expires: 3-8-10



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212