This instrument prepared by:
(And return to:)

Jeffrey M. Grissim,
Attorney at Law
2309 Crestmoor Road, Ste 300
Nashville, TN 37215

Davidson County DEEDQC
Recvd: 08/08/07 13:07 2 pgs
Fees:12.00 Taxes:0.00
20070808-0094934

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Blas G. Falconer and Joseph Cassell 3316 Nevada Avenue Nashville, TN 37209	Bank of America 900 W. Trade Street Charlotte, NC 28255-0001	Map: 92-13 Parcel: 370

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Blas G. Falconer, an unmarried person, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Blas G. Falconer and Joseph Cassell,** (the "Grantees"), as tenants in common, their successors and assigns, all of his right, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being lot number 104 on the plan of the Map of Hortense Place, as of record in Book 161, page 167, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made.

Being the same property conveyed to Blas G. Falconer by Special Warranty Deed of record in Instrument No.: 20060324-0033981, Register's Office for Davidson County, Tennessee.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: 3316 Nevada Avenue, Nashville, TN 37209.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This conveyance is being made to establish an equal tenancy in common establishing a one half interest in Blas G. Falconer and a one half interest in Joseph Cassell, **without establishing a right of survivorship.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 10th day of July, 2007.

Blas G. Falconer

GRANTOR – **Blas G. Falconer**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BLAS G. FALCONER**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 10th day of July, 2007.

NOTARY PUBLIC

My Commission expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

$ -0- The actual consideration for this transfer, or value of property (whichever is greater) is .

Affiant

Subscribed and sworn before me this 10th day of July, 2007.

NOTARY PUBLIC

My Commission Expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

A:\Falconer QCD