THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson and Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File: Box 9B** **First Title and Escrow Company, Inc.**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) There is no monetary consideration for this transfer. Affiant Subscribed and sworn to before me, this 8th day of December, 2009. Notary Public My Commission Expires: MY COMMISSION EXPIRES: January 9, 2012 JUDY THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

QUITCLAIM DEED

THIS DOCUMENT IS PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES HERETO.

Address New Owner: MICHAEL B. AND JULIE E. JAMES 200 Morton Avenue Nashville, TN 37221	Send Tax Bills To: New Owner BILL GARRETT, Davidson County Trans:T20090085477 DEEDQC Recvd: 12/18/09 14:57 3 pgs Fees:22.00 Taxes:0.00 20091218-0115457	Tax Information: Map 119-14-0 Parcel 328 60A31800

FOR VALUABLE CONSIDERATION and for the express purpose of making a re-conveyance to create a tenancy by the entireties I, MICHAEL B. JAMES by these presents does hereby quitclaim and convey unto GEORGE E. MUDTER, JR., Trustee, his successors and assigns, all my right, title and interest in and to the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being the southerly 150 feet of Lots No. 86 and 87 on the Plan of Airdale Subdivision "C" as of record in Book 547, page 160, Register's Office for said County, to which reference is made for a more complete description.

Said parts of Lots 86 and 87 front together 100 feet on the northerly side of East Morton Street and extend back 150 feet between parallel lines to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to Michael B. James, unmarried by deed of record in Book 9393, page 167, Register's Office for Davidson County, Tennessee.

This is improved property known as 200 Morton Avenue, Nashville, Tennessee 37211.

And now, I, the said GEORGE E. MUDTER, JR., Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto MICHAEL B. JAMES AND WIFE, JULIE E. JAMES their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made.

IN WITNESS WHEREOF, we have hereunto set out hand(s) on this the 8th day of December, 2009.

Michael B James

MICHAEL B. JAMES

Trustee

GEORGE E. MUDTER, JR., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL B. JAMES, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 8th day of December, 2009.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: January 9, 2012

JUDY THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE E. MUDTER, JR., Trustee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 5th day of December, 2009.

Notary Public

My Commission Expires:

KAREN FORD MARLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010