5 of 17

THIS INSTRUMENT WAS PREPARED BY:
C. EDWARD COOMER, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

New Owner:	Send Tax Bills To:	Map & Parcel Nos.
James G. Grooms, et ux	National Mtg. Co.	Map No. 174
826 Preston Road	Knight-Arnold Road	Parcel No. 122
Antioch, TN 37013	Memphis, TN	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and no monetary consideration whatsoever and for the express purpose of making a reconveyance to James G. Grooms and wife, Patsy R. Grooms to establish tenants by the entirety, I, James G. Grooms, by these presents do hereby quitclaim and convey all of my interest unto C. Edward Coomer, Trustee, his successors and assigns, the following tract or parcel of land, to wit:

> Land in the 5th Civil District of Davidson County, Tennessee, shown as Tract No. 1 on a survey by J. Bruce Rainey, Surveyor #823, dated April 23, 1980 (also June 9, 1980), of a portion of the lands of Minna Ethel Culbertson composed of Lots Nos. 1, 2 and 3, containing 26-1/4 acres each, in the North Division of the lands of Stephen H. Ham, a plan of which is recorded in Minute Book X, Page 284, of the Circuit Court for said County, 13 acres of Lot No. 2 in the south division of the lands of Stephen H. Ham, recorded in Minute Book X, Page 284, the Circuit Court for said County, and 22 acres and 46 poles of the Samuel Kimbro tract of land, and described according to survey as follows:
>
> Beginning at an iron pin on the easterly margin of Preston Road, said point of beginning being 25 feet East of the centerline of said road and also being 639.33 feet south of the intersection of the margins of said Preston Road and Old Franklin Road; thence with the margin of Preston Road S 09 degrees 58 minutes 10 seconds W 137.39 feet to an iron pin; thence continuing with the margin of said road S 04 degrees 49 minutes 05: W 47.61 feet to an iron pin; thence leaving the margin of said road and severing the Culbertson property, S 82 degrees 39 minutes 18 seconds E 1,275.97 feet to an iron pin; thence N 04 degrees 57 minutes 03 seconds E 150.00 feet to an iron pin; thence N 79 degrees 17 minutes 55 seconds W 643.00 feet to an iron pin in a fence line; thence with fence N 76 degrees 52 minutes 52 seconds W 229.16 feet to an iron pin; thence with fence N 80 degrees 49 minutes 31 seconds W 49.30 feet to iron pin; thence continuing with fence N 88 degrees 10 minutes 02 seconds W 223.57 feet to the point of beginning containing 5.39 acres more or less.

Being the same property conveyed to James G. Grooms by deeds of record in Book 6442, page 16 and Book 7704, page 80, Register's Office for Davidson County, Tennessee.

This description is the same as used in previous deed.

And now, I, the said C. Edward Coomer, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all of my interest unto James G. Grooms and wife, Patsy R. Grooms, as tenants by the entirety, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 10 day of September, 1993.

C. Edward Coomer, Trustee
C. EDWARD COOMER, Trustee

James G. Grooms
JAMES G. GROOMS

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. Edward Coomer, Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of September, 1993.

My Commission Expires:

5-24-97

NOTARY PUBLIC

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this 10th day of September, 1993.

My Commission Expires:

5-24-97

NOTARY PUBLIC

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

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

James G. Grooms
AFFIANT

Subscribed and sworn to before me this 10th day of September, 1993.

My Commission Expires:

5-24-97

NOTARY PUBLIC

63873
IDENTIF. & REFERENCE

93 SEP 17 AM 8:58
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

0360 09/17 0101 01CASH
12.00