STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $ - 0 - .

L. Ann Roseberry
Affiant

Subscribed and sworn to before me this 15th day of March 1996.

My commission expires: 1/20/99 Jean E. McCarland
Notary Public

This instrument was prepared by:
Karl D. Warden, Esquire
2000 First Union Tower
150 Fourth Avenue North
2000 First Union Tower
Nashville, TN 37219-2425

Address New Owner as Follows:

Monkey Tree, LLC
c/o L. Ann Roseberry
and John W. Roseberry, Jr.
7676 Old Harding Pike
Nashville, TN 37221

Send Tax Bills to:

Same

Map-Parcel Numbers:

Map 156; Parcel 103
(9D-27450)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that L. ANN ROSEBERRY and husband, JOHN W. ROSEBERRY, JR. for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and does hereby convey, remise, release and forever quitclaim unto MONKEY TREE, LLC, its successors and assigns, their entire right title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Tract 14 in a division of DeMoss Property in the 9th Civil District of Davidson County, Tennessee, described according to a survey by Barry Greer and Associates, dated September 5, 1978, as follows:

BEGINNING at a point in the westerly margin of Old Harding Pike 327.09 feet northwesterly from the northwest intersection of Old Harding Pike and Poplar Creek Road as measured along the margin of Old Harding Pike, being the common corner of tracts 13 and 14; thence with the line between said tracts North 73 deg. 44' 44" West 712 feet to the common rear corner of tracts 12, 13, and 14; thence with the line between said tracts 12 and 14, North 18 deg. 12' 36" East 295.14 feet to the common rear corner of tracts 14 and 15; thence with the line between said tracts South 73 deg. 44' 44" East 753.01 feet to a point in the westerly margin of Old Harding Pike; thence with the same southerly 300 feet to the point of beginning.

BEING the same property conveyed to JOHN W. ROSEBERRY, JR. and wife, L. ANN ROSEBERRY by deed dated December 3, 1992, from FIRST AMERICAN NATIONAL BANK, Nashville, Tennessee, as executed by McCoy C. Zachry, its Senior Vice President, of record in Book 8803, Page 945, Registers Office for Davidson County, Tennessee.

PICK-UP

THIS improved property known as: 7662 Harding Pike, Nashville, TN 37221.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

96 MAR 15 AM 9:16
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0160404
IDENTIF. → REFERENCE

WITNESS our hands this 14 day of March 1996.

L. Ann Roseberry
L. ANN ROSEBERRY

John W. Roseberry, Jr.
JOHN W. ROSEBERRY, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, L. ANN ROSEBERRY and husband, JOHN W. ROSEBERRY, JR. with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 14 day of March, 1996.

My commission expires: _____

Notary Public

MY COMMISSION EXPIRES MAY 25, 1996

03CHECK

monkey1.qcd

8-00