BOOK 9979 PG 918

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

Lula Ann Roseberry
Affiant

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

My commission expires: 1/20/99

Jean E. McCasland
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:	Send Tax Bills to:	Map-Parcel Numbers:
Monkey Tree, LLC c/o Lula Ann Roseberry and John W. Roseberry, Jr. 7676 Old Harding Pike Nashville, TN 37221	Same	Map 156; Parcel 122

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that LULA 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 LOT ONE (1) on the Plan of Saturn Subdivision as of record in Plat Book 6900, page 852, Register's Office for Davidson County, Tennessee and being more particularly described as follows, to-wit:

BEGINNING AT AN IRON PIN on the Western right of way (60 feet) of Old Harding Pike said pin being the Northeast corner of herein described Lot One (1) and the Southeast corner of property conveyed to Fatima Telwar as of record in Deed Book 6939, page 201, Register's Office for Davidson County, Tennessee; thence, following said Western right of way with a curve to the right having a central angle of 08 degrees 19 minutes 31 seconds, a radius of 1178.49 feet, an arc length of 171.24 feet, a tangent of 85.77 feet and a chord bearing and length of South 37 degrees 04 minutes 27 seconds West 171.09 feet to an iron pin, said iron pin being the Northeast corner of Lot Two (2) Saturn Subdivision; thence, leaving said Western right of way and following the North line of Lot Two (2) North 73 degrees 40 minutes 09 seconds West 375.86 feet to an iron pin; thence North 16 degrees 19 minutes 51 seconds East 160.00 feet to an iron pin, said pin being the most Northeast corner of said Lot Two (2), said pin also being on the South line of aforementioned Telwar property; thence, following said South line South 73 degrees 40 minutes 09 seconds East 436.46 feet to the POINT OF BEGINNING, containing 65,340 square feet or 1.50 acres, more or less, according to survey of James D. Wamble, Tennessee Registered Land Surveyor, number 1136, dated March 1988.

BEING the same property conveyed to JOHN W. ROSEBERRY, JR. and wife, LULA ANN ROSEBERRY by deed dated April 13, 1989, from CREATIVE INVESTMENT, INC., a Tennessee corporation, as executed by J.D. Stephens, its President, of record in Book 7817, Page 435, Registers Office for Davidson County, Tennessee.

THIS improved property known as: 7676 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.

WITNESS our hands this 14 day of March 1996.

PICK-UP

Lula Ann Roseberry
LULA ANN ROSEBERRY

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

8740 03/15 0101 03CHECK 8.00

96 MAR 15 AM 9:17
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE 0160405

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, LULA 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

monkey2.qcd