THIS INSTRUMENT PREPARED WITHOUT TITLE SEARCH, FROM INFORMATION PROVIDED BY THE PARTIES by:

Robert H. Stratton
Attorney At Law
4811 Lebanon Road, Suite 209
Hermitage, Tennessee 37076
(615) 902-0311

GRANTEE: James P. Edwards

Map & Parcel No. 65-05-0 006.00
4D-60610

ADDRESS: 4108 New Hope Meadows Road
Hermitage, Tennessee
37076

Send Tax Notice to: James P. Edwards
4108 New Hope Meadows Road
Hermitage, Tennessee
37076

MAIL ENV.

99 JAN 19 AM 8:17
SKILL GAINES REGISTER
DAVIDSON COUNTY, TN.

05376 38
IDENTIF. & REFERENCE

QUITCLAIM DEED

For and in Consideration of the sum of $ 0.00 cash in hand paid by the hereinafter named Grantee; dissolution of the **Danny F. Dunn and James P. Edwards Partnership**, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Danny F. Dunn and James P. Edwards Partnership,** Has bargained and sold, and by these presents does remise, release and **QUITCLAIM** unto **James P. Edwards, Individually,** all of the Partnership's right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee as follows, to wit:

Being Lot No. 384 on the Plan of Sherwood Forest, Section IV, of record in Book 4460, Pages 182 and 183, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Thayer W. Walker, and Wife, Donna Joyce Walker by virtue of a Deed from Wanda W. Woods, of record in Book 5449, Page 734, Register's Office for Davidson County, Tennessee. and

Being the same property conveyed to Dan F. Dunn and James P. Edwards, from Thayer W. Walker and Wife, Donna Joyce Walker, by deed dated January 14th, 1982, and recorded in the Register's Office for Davidson County, Tennessee, in Deed Book No. 5841 page 360.

That no survey was made and that the description herein is the same description as in the prior deed of record. This deed was prepared without benefit of a Title Examination and therefore the preparer makes no certification as to the validity of the title thereto.

This is [X] improved [ ] unimproved property, known as:

4869 Ranier Drive	Old Hickory	Tennessee	37138
(House Number) (Street)	(City)	(State)	(Zipcode)

Wherever 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 HAND(S) THIS 31ST DAY OF December, 1998.

BY: Danny F Dunn
Danny F. Dunn

_____
Witness

BY: James P. Edwards
James P. Edwards

_____
Witness

ACKNOWLEDGMENTS:

State of N.C.)
County of Wilson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Danny F. Dunn, Partner**, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this the 14 day of DECEMBER, 1998.

BY: Phillis Evans
Notary Public

My Commission Expires:
MY-05-03

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **James P. Edwards, Partner,** the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this the 31ST day of December, 1998.

BY: _____
Notary Public

My Commission Expires:
9/27/99

State of N.C.)
County of Wilson)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00, dissolution of Partnership and other good and valuable consideration.

BY: Danny F. Dunn
Danny F. Dunn, Partner

SUBSCRIBED AND SWORN BEFORE ME THIS THE 14 day of DECEMBER, 1998.

BY: _____
Notary Public

My Commission Expires:
11-05-03

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00, dissolution of Partnership and other good and valuable consideration.

BY: _____
James P. Edwards, Partner

SUBSCRIBED AND SWORN BEFORE ~~ME~~ THIS ~~THE~~ 31st day of December, 1998.

BY: _____
Notary Public

My Commission Expires:
9/27/99

Prepared By: Robert H. Stratton, Esq.
4811 Lebanon Road, Ste. 209
Hermitage, Tennessee 37076
(615) 902-0311

AFFIDAVIT

BOOK 11300 PAGE 224

STATE OF North Carolina)
) **ss:**
COUNTY OF Union)

Comes now Dan F. Dunn, who, after being duly cautioned and sworn, makes oath and states as follows:

1. My full name is Danny Franklin Dunn ;
[Print Full Name]

2. I am also known as Danny F. Dunn and Dan F. Dunn;

3. I am a principal in the Partnership known as the "Danny F. Dunn and James P. Edwards Partnership and also known as Dunn & Edwards Properties (hereinafter "The Partnership");

4. The Partnership owned several parcels of improved real property known as: 4816 Smokey Drive, Old Hickory, Tennessee; 4825 Smokey Drive, Old Hickory, Tennessee; 4741 Kennysaw Drive, Old Hickory, Tennessee; and 4869 Ranier Drive, Old Hickory, Tennessee;

5. The individual named in the various conveyances of the above referenced real properties as either "Dan F. Dunn" or "Danny F. Dunn" are one in the same and refer to me.

FURTHER AFFIANT SAYETH NAUGHT.

BY: Danny F. Dunn
Danny Franklin Dunn, **AFFIANT**
[Print Full Name]

AKA:: DAN F. DUNN
DANNY F. DUNN

SWORN TO AND SUBSCRIBED IN MY PRESENCE, A NOTARY IN AND FOR THE ABOVE COUNTY AND STATE BY THE ABOVE NAMED DANNY F. DUNN **, KNOWN TO ME OR PROVEN TO ME**
[Print Full Name]
UPON SATISFACTORY PROOF, ON THIS THE 14 **DAY OF** DEC. 98 **, 1998.**

BY: Debbie Evans
NOTARY PUBLIC

DEBBIE EVANS NOTARY PUBLIC MECKLENBURG COUNTY, N.C.
SEAL

My Commission Expires:
11-5-03

2696 01/19 0100 CHECK 18.00