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. 065-05-0 040.00**
04D - 60718

ADDRESS: 4108 New Hope Meadows Road
Hermitage, Tennessee
37076

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

99 JAN 19 AM 8:18
BILL GARRETT
DAVIDSON COUNTY, TN.
REGISTER

05 37641
FEE & 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. 456 on the Plan of Sherwood Forest, Section 4, 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 Luther Smith, Jr. unmarried, by deed from Mary E. Ragland recorded in Book 5524 Page 577, Registers Office for Davidson County, Tennessee, and Quitclaim Deed from Bobby D. Ragland of record in Book 6279, Page 885, Registers Office for said County.

Being the same property conveyed to Dan F. Dunn and Wife, Jennifer Dunn and James P. Edwards and Wife, Ann C. Edwards, by Deed from Luther Smith, Jr., unmarried, of record in Book 6279, Page 888, Register's Office for Davidson County, Tennessee. and

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:

4825 Smokey 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 UNION)

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: Linda Lavan
Notary Public

My Commission Expires:
11-05-03

State of TN.)
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: Robert H. Stark
Notary Public

My Commission Expires:
9/27/55

State of ~~Tennessee~~ 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 _____ day of _____, 1998.

BY:_____
Notary Public

My Commission Expires:

_____

State of Tennessee)
County of _____)

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

BY: James P. Edwards
James P. Edwards, Partner

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

BY: Robert N. Strain
Notary Public

My Commission Expires:
5/27/99

ROBERT N STRAIN
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

3699 01/19 0101 03CHECK 10.00

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

AFFIDAVIT

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

BOOK 11300 PAGE 236

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 UPON SATISFACTORY PROOF, ON THIS THE** 14 **DAY OF** DEC. 98 **, 1998.**
[Print Full Name]

BY: Lillie Evans
NOTARY PUBLIC

My Commission Expires:
11-5-03

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