PICK-UP

Prepared by:

Monte D. Watkins
Attorney at Law
1510 Parkway Towers
Nashville, TN 37219

Instr:200008020076579 Page: 1 OF 2
REC'D FOR REC 08/02/2000 2:23:48PM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- 051-06
Erly J. Thornton, Jr.	Same	PAR- 037
1205 South Graycroft Ave.		
Madison, TN 37115		

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, Thornton and Associates, Inc., a Tennessee Corporation, on this day bargained and sold and by these presents do hereby quitclaim and convey unto Erly Thornton, Jr., all my interest to the following described tract of land:

Property located in the 4th Councilmanic District of Nashville, Davidson County, Tennessee, being Part of Lot No. 23 on the Final Plat of Oakland Acres, section Three, as of record in Plat Book 2133, page 34, Register's Office for Davidson County, Tennessee, and being more particularly described according to a boundary survey prepared by Wamble & Associates, PLLC Dated December 17, 1998, as follows:

Beginning at an iron rod (new) on the easterly right-of-way line of South Graycroft Avenue (60 foot ROW), said rod being the northwest corner of the herein described property and the southwest corner of Lot 22 on the Final Plat of a Resubdivision of Lots 20 and 21, Section Two, and Lot 22, Section Three, Oakland Acres, as of record in Plat Book 2083, page 60, Register's Office for Davidson County, Tennessee; thence, following the south line of said Lot 22 South 86 deg. 45 min. 00 sec. East, 214.23 feet to a concrete monument (old), being the southeast corner of said Lot 22, also being the southwest corner of Lot 20; thence following the south line of said Lot 20, South 86 deg. 45 min. 00 sec. East 91.14 feet to a concrete monument (old), being the northwest corner of Lot 42 on the Final Plat of Oakland Acres, Section Four, as of record in Plat Book 2133, page 19, Register's Office for Davidson County, Tennessee; thence following the west line of said Lot 42 and a portion of Lot 41, South 03 deg. 19 min. 56 sec. West, 150.00 feet to an iron rod (new), being the northeast corner of Lot 24 on the Final Plat of Oakland Acres, Section Two of record in Plat Book 2133, page 33, Register's Office for Davidson County, Tennessee; thence following the north line of said Lot 24, North 86 deg. 45 min. 00 sec. West, 307.20 feet to an iron rod (new) on the easterly right-of-way line of South Graycroft Avenue, also being the northwest corner of said Lot 24; thence following said easterly right-of-way line North 04 deg. 01 min. 56 sec. East, 150.00 feet to the point of beginning; containing 45,912.52 square feet or 1.05 acres, more or less.

Being the same property conveyed to Thornton and Associates, Inc. by warranty deed from Systems Construction, Inc., a Tennessee corporation, of record instrument number 200006120058267, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2133, Page 34, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 2092, page 492, Register's Office for Davidson County, Tennessee.

Easement for right-of-way and slope of record in Book 7706, page 371, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 31st day of July, 2000.

THORNTON and ASSOCIATES, INC.

By: E J Thornton Jr
Erly Thornton, Jr., President

This is improved property known as 1205 South Graycroft Ave., Madison, Tn 37115.

STATE OF TENNESSEE}

COUNTY OF DAVIDSON}

Before me, the undersigned, a notary public in and for the said County and State, personally appeared, Erly Thornton, Jr., with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Thornton and Associates, Inc., the bargainor, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein as such officer, and attesting the same by the said president, as such officer.

Sworn to and subscribed before me this 31st day of July, 2000.

Crystal McFarland
NOTARY PUBLIC My Commission Expires: My Commission Expires MAR. 27, 2004

CRYSTAL McFARLAND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE}

COUNTY OF DAVIDSON}

I, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $-0- DOLLARS, which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

E J Thornton Jr
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2000.

Crystal McFarland
NOTARY PUBLIC My Commission Expires: My Commission Expires MAR. 27, 2004

CRYSTAL McFARLAND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

QCB, Thornt