QUITCLAIM DEED

**PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, NO TITLE SEARCH PERFORMED

Address New Owner(s):	Send Tax Bills to:	MAP-PARCEL NUMBERS
Tim Brewer 383 Johnny Cash Parkway Hendersonville, Tennessee 37075	Same	Map: 094-01 Parcel: 121

THIS INSTRUMENT WAS PREPARED BY:
Richard Piliponis, Attorney
1003 Willow Place
Gallatin, Tennessee 37066

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00.

Tim Brew, AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF February, 2001.

Angelene J. Satterfield
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/4/02

NOTARY PUBLIC AT LARGE SATTERFIELD ANGELENE SUMNER CO

Davidson County DEEDQC
Recvd: 03/07/01 14:18 2pgs
Fees:11.00 Taxes:140.60
20010307-0021686

FOR AND IN CONSIDERATION of One Dollar and other good and valuable consideration, James L. Deatrick, Jr. and Marty L. Penix, hereinafter referred to as Grantors, by these presents do hereby transfer, quitclaim and convey unto Tim Brewer, his successors and assigns, hereinafter referred to as Grantees, all right title and interest that they may have in the following tract or parcel of land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 13, on the Map of the Subdivision of Lot 3 on the N.H. Hobson's Subdivision, as of record in Book 421, page 78, Register's Office for Davidson County, Tennessee. Said Lot No. 13 fronts 50.3 feet on the West side of South Twelfth Street and runs back between lines 171.2 feet on the north line and 176.5 feet on the south line to an alley on which it measures 50 feet. This conveyance is made subject to the following: 1. Sewer easement granted to the City of Nashville by instrument recorded in Book 1974, page 630, Register's Office for Davidson County, Tennessee, 2. Mortgage loan inspection made by John Kohl and Company, P.C., dated October 6, 1988, showing fence encroaching onto adjoining property and asphalt drive encroaching.

Being the same property conveyed to James L. Deatrick, Jr. and Marty L. Penix by Substitute Trustee's deed from Arnold M. Weiss, Substitute Trustee, of record at Instrument number 20010215-0014608, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements or deeds of trust which may appear of record.

( ) Unimproved
This is (x) Improved Property known as 706 South 12th Street, Nashville, Tennessee 37206.

IN WITNESS WHEREOF, We have hereto set our hands on this the 22 day of February, 2001.

GRANTOR, JAMES L. DEATRICK, JR.

Marty L. Penix
GRANTOR, MARTY L. PENIX

STATE OF TENNESSEE)
)
COUNTY OF)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named, James L. Deatrick, Jr. and Marty L. Penix, Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who each acknowledged that they executed the within instrument for the purposes contained therein.

With my hand and official seal at 3:00pm, this 22 day of February, 2001.

Angelene F. Satterfield
NOTARY PUBLIC

ANGELENE F. SATTERFIELD NOTARY PUBLIC AT LARGE SUMNER CO. TN

My Commission Expires:

8/4/03