Davidson County DEEDQC
Recvd: 05/01/01 12:41 3pgs
Fees:14.00 Taxes:0.00

20010501-0043819

This Instrument Prepared By:
Mark A. Ellmore, Attorney
1821 Old Murfreesboro Pike
Nashville, TN 37217

QUITCLAIM DEED

For and in consideration of Ten Dollars and 00/100 ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nashville Investment Company, a Tennessee general partnership, for the express purpose of making a conveyance to create a fee simple, by these presents do hereby quitclaim and convey to Mark A. Ellmore, Jr., Trustee, all of our right, title, life estate and interest in and to the following described tract of land to wit:

See attached Exhibit "A".

This instrument was prepared from information furnished by the parties.

This is improved property known as 2825 Hartford Drive, Nashville, TN 37211.

And now, I, the said Mark A. Ellmore, Jr., Trustee for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all my right, title and interest I hold as Trustee as follows to Nashville Investment Company, a Tennessee Corporation.

WITNESS my hand and seal on this 1st day of May, 2001.

Carl Ward, Partner

Tim Overton, Partner

Mark A. Ellmore, Jr., Trustee

Ronnie Rogers, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl Ward, Tim Overton, and Ronnie Rogers, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May 2001.

January 25, 2003
My commission expires:

Mark A. Ellmore, Jr., Notary Public

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark A. Ellmore, Jr., Trustee, the bargainor with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May 2001.

3-26-2003
My commission expires:

Notary Public

JAMES H. [illegible] NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TOTAL P.01

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value, whichever is greater, for this transfer is $-0-, which is paid for the property herein conveyed.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark A. Ellmore, Jr., Trustee, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May 2001.

1-25-2003
My commission expires:

Notary Public

MARK A. ELLMORE, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

ADDRESS OF NEW OWNERS:

NASHVILLE INVESTMENT COMPANY
2825 HARTFORD DRIVE
NASHVILLE, TENNESSEE 37211

SEND TAX BILLS TO:

SAME

Map 119-10
Parcel 91

EXHIBIT "A"

Being Lot No. 72 on the Plan of Hidden Acres Subdivision, as of record in Book 1130, page 89, R.O.D.C., Tennessee, and described as follows:

Beginning at a point in the westerly margin of Hartford Drive, being the northeasterly corner of the within described lot and the southeasterly corner of Lot 71; thence along the margin of Hartford Drive in a generally southerly direction 44.5 feet to a point; thence continuing along the westerly margin of Hartford Drive in a generally southerly direction 78.0 feet to a point; thence around a curve to the right, said curve having a radius of 20.0 feet or a distance of 31.4 feet to a point; thence along the northerly margin of Thompson Lane 121.2 feet to a point, said point being the southwesterly corner of the within described lot and the southeasterly margin of Lot 73; thence leaving the northerly margin of Thompson Lane and running in a generally northerly direction 166.7 feet to a point; thence running in a generally easterly direction 163.8 feet to the point of beginning.

INCLUDED in the above description buy specifically EXCLUDED therefrom is the following described property:

Being a 10 foot strip along the westerly side of Lot 72 on the Plan of Hidden Acres Subdivision, of record in Book 1130, page 89, Register's Office for Davidson County, Tennessee, described according to a survey made October 7, 1959 by T. R. Sandford, Surveyor as follows:

Beginning in a northerly margin of Thompson Lane, being the southwesterly corner of Lot 72 (being also the southeasterly corner of Lot No. 73 on said Plan), and running thence northwardly along the common line between Lots 72 and 73, 166.7 feet to an iron pin at the southwesterly corner of Lot 71 on said Plan; thence easterly

ten feet, more or less, along the southerly line of Lot No. 7 to the intersection of the broken line showing a 10-foot utility easement on Lot No. 72; thence southwardly along said broken line, parallel to and ten feet distance from the easterly line of Lot No. 73, 165 feet, more or less, to the northerly margin of Thompson Lane; thence westwardly, along the northerly margin of Thompson Lane, ten feet more or less, to the beginning.

This conveyance is subject to all restrictions, conditions, easements, covenants and reservations of record; to the minimum building setback lines, public utility and drainage easements, and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.

Being the same property conveyed to John E. Elder, III by deed from John E. Elder, Jr. and wife, Marie Elder of record in Book 6601, page 204, Register's Office for Davidson County, Tennessee.

This property has an address of 2825 Hartford Drive, Nashville, Tennessee 37211.