40A

THIS INSTRUMENT PREPARED BY:
Gibson & Gregory
Suite 1900, 201 Fourth Avenue, North
Nashville, TN 37219

Davidson County DEEDQC
Recvd: 06/04/01 08:26 2pgs
Fees:10.00 Taxes:0.00
20010604-0057385

QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NOS. |
|---|---|---|
| Richard Ice<br>132-43rd Avenue, North<br>Nashville, TN 37209 | New Owner | Map 91-16<br>Parcel 254 |

KNOW ALL MEN BY THESE PRESENTS that Ihla Uree Pratt, unmarried, for and in consideration of the terms outlined in a Construction Agreement dated August 22, 2000, plus TEN AND NO/100THS ($10.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey, remise, release and forever quitclaim unto Richard Ice, all of her right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as shown on Exhibit "A" attached hereto and incorporated herein by reference.

This is improved property known as 4310 Dakota Avenue, Nashville, TN 37209.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 11 day of May, 2001.

Ihla Uree Pratt By Richard A Pratt Attorney in Fact

Ihla Uree Pratt by Richard A. Pratt,
Attorney-in-Fact Pursuant to General and
Durable Power of Attorney of record in Book
11036, page 972, Register's Office for
Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Richard A. Pratt (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the person who executed the foregoing instrument on behalf of Ihla Uree Pratt, and who acknowledged that he executed the same as the free act and deed of Ihla Uree Pratt.

Witness my hand and official seal this 11th day of May, 2001.

Martha Ann Holland
Notary Public

MARTHA ANN HOLLAND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires March 27, 2004

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed before me this 29 day of May, 2001.

Notary Public

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/26/03

My Commission Expires July 26, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 211 in Block 10 in Charlotte Park Company's Addition, as of record in Plat Book 57, page 103, Register's Office for said County, to which plan reference is made for a more complete description.

Said Lot No. 211 fronts 61 feet on the north side of Dakota Avenue, formerly Fourth Avenue, and extends back northerly between parallel lines and along the eastern margin of 44th Avenue, formerly Third Street, 150 feet to an alley.

Being the same property conveyed to Andrew B. Pratt and wife, Ihla Uree Pratt by deed from Jane C. Franks, Conservator for the estate of Pearl H. Jennings, of record in Book 7420, page 281, said Register's Office. The said Andrew B. Pratt having since died.