THIS INSTRUMENT PREPARED BY:

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303 Frances Street, P.O. Box 904
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Davidson County DEEDQC
Recvd: 07/11/01 16:10 4pgs
Fees:22.00 Taxes:0.00
20010711-0074099

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Phillip Edward Arrington 1860 Baker Station Road Goodlettsville, TN 37072	Same as New Owner	Map 059-130 Parcel 162 Field Book 13DA43497

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between PETER MARCUM, d/b/a IAB, INC., and IAB Corporation, jointly and severally, hereinafter called "GRANTOR", and PHILLIP EDWARD ARRINGTON, a single man, hereinafter called "GRANTEE";

WITNESSETH:

WHEREAS, on or about December 3, 1996, Phillip Arrington, a/k/a Phillip Edward Arrington, as seller, entered into a contract with Peter Marcum, d/b/a IAB, for the sale and purchase of five (5) tracts of land in Davidson County, Tennessee, being identified on the said contract as "Map 059-130, Parcels 9, 11, 163, 172 and 173, 3262 Hummingbird Drive, Treppard Heights Subdivision, Nashville, Tennessee 37218. (Full legal description to follow at closing)."; and,

WHEREAS, the property hereinafter described being identified as Map 059-130, Parcel 162, on the records of the Tax Assessor for Davidson County, Tennessee, consisting of a rental house and lot was specifically not included in the property to be conveyed; and,

WHEREAS, on April 23, 1997 by Deed recorded in Book 10443, page 69, Register's Office for Davidson County, Tennessee, Phillip Edward Arrington, a single man, conveyed to Peter Marcum, d/b/a IAB, Inc., two (2) tracts of land in Davidson County, Tennessee, which property erroneously included the real property hereinbelow described; and,

WHEREAS, the said Deed recited that the property conveyed was identified as Map 59-13, Parcels 9, 163, 11, 172, and 173, with no mention or reference to Parcel 162; and,

WHEREAS, by Quitclaim Deed filed for record in Book 10873, page 631, Register's Office for Davidson County, Tennessee, Peter Marcum, as Grantor, conveyed to IAB Corporation, as Grantee, all of that property conveyed to Peter Marcum, d/b/a IAB, Inc., in the Deed of record in Book 10443, page 69, said Register's Office; and,

WHEREAS, the parties desire to correct the erroneous conveyance of the real property hereinbelow described.

NOW, THEREFORE, for and in consideration of the premises shown and other good and valuable considerations, the receipt of all of which are hereby acknowledged, IAB Corporation, a Tennessee Corporation, by and through its authorized corporate officer, joined by Peter Marcum, individually, the Grantors herein, do hereby convey, remise, release and forever quitclaim unto Phillip Edward Arrington, the Grantee, his heirs or assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more specifically and particularly described as follows, to-wit:

BEGINNING at an iron pin in the northerly margin of Hummingbird Drive, marking the southeasterly corner of the property conveyed to Don L. Jordan by Deed recorded as Instrument No. 200003068000425 in the Register's Office for Davidson County, Tennessee, and further identified as Map 59-13, Parcel 8 on the records of the Tax Assessor's Office for Davidson County, Tennessee, and being the southwest corner of this tract; thence with the line of Jordan, North 20 deg. 42' 23" West, 174.88 feet to an iron pin; thence North 66 deg. 23' 12" East, 82.16 feet to an iron pin; thence South 26 deg. 32' 25" East, 174.86 feet to an iron pin in the northerly margin of Hummingbird Drive; thence with said margin of Hummingbird Drive on a curve having a radius of 983.20 feet, a tangent of 50.04 feet, a delta of 5 deg. 49' 39" and a chord of 99.96 feet, with a chord bearing of South 66 deg. 22' 25" West, for a length of 100.00 feet to the point of beginning.

BEING a part of the same property conveyed to Peter Marcum, d/b/a IAB Corporation, incorrectly stated as IAB, Inc., by deed dated April 23, 1997 and filed for record in Book 10443, page 69, Register's Office for Davidson County, Tennessee; and, being a part of the same property conveyed to IAB Corporation by deed from Peter Marcum dated April 3, 1998 and filed for record in Book 10873, page 831, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 3244 Hummingbird Drive, Nashville, TN 37218.

EASEMENT: GRANTOR further conveys to the GRANTEE, his heirs and assigns, a permanent, perpeutal easement for ingress and egress and parking on and across other property owned by the GRANTOR and located on the easterly and northerly sides of the lot above described, which easement extends westwardly from the following line to the east boundary line of the property hereinabove described, said line being as follows:

BEGINNING at an iron pin in the northerly margin of Hummingbird Drive, said iron pin being North 63 deg. 16' 39" East, 6.26 feet from the southeasterly corner of the real property hereinabove described; thence leaving Hummingbird Drive, North 26 deg. 01' 11" East, 65.50 feet; thence North 19 deg. 28' 39" West, 59.66 feet to a point; thence North 39 deg. 06' 57" West, 43.65 feet to a point; thence North 58 deg. 26' 11" West, 8.87 feet to a point marking the northeast corner of the real property hereinabove described; thence from the northerly boundary line of the real property hereinabove described, North 80 deg. 29' 01" West, 51.77 feet to a point; thence North 84 deg. 09' 24" West, 19.73 feet to a point; thence South 15 deg. 33' 47" East, 34.66 feet to a point in the northerly boundary line of the property hereinabove described.

Said Easement being a part of the same property conveyed to to Peter Marcum, d/b/a IAB Corporation, incorrectly stated as IAB, Inc., by deed dated April 23, 1997 and filed for record in Book 10443, page 69, Register's Office for Davidson County, Tennessee; and, being a part of the same property conveyed to IAB Corporation by deed from Peter Marcum dated April 3, 1998 and filed for record in Book 10873, page 831, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 10th day of July, 2001.

"GRANTOR"
IAB CORPORATION

BY: PETER MARCUM, President

PETER MARCUM, individually

"GRANTEE"

PHILLIP EDWARD ARRINGTON, a single man

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared PETER MARCUM, with whom I am personally acquainted and who acknowledged himself to be the President of IAB Corporation, the bargainor, a Tennessee corporation, and as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand and official seal, this the 22nd day of June, 2001.

NOTARY PUBLIC

My Commission Expires: Nov. 17, 2003

SHERRY K. CHILDRESS NOTARY PUBLIC AT LARGE DICKSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PETER MARCUM, 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 purposes therein contained.

WITNESS my hand, at office, this the 22nd day of June, 2001.

NOTARY PUBLIC

My Commission Expires: Nov 17, 2003

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP EDWARD ARRINGTON, 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 purposes therein contained.

WITNESS my hand and official seal this the 10th day of July, 2001.

NOTARY PUBLIC

DIANA C. FREY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN My Comm. Expires July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT

Sworn to and subscribed before me this the 16th day of July, 2001.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001