STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 142,500.00

Affiant

Sworn to and subscribed before me this 26th day of July, 2001.

Notary Public

My commission expires:

KATHY SNIDER NOTARY Exp. 07/27/2002 PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDQC
Recvd: 07/27/01 14:37 2pgs
Fees:13.00 Taxes:527.25
20010727-0080038

This Instrument Prepared By:
J. Greg Hardeman
HARDEMAN & SCRUGGS
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Ben Kerby Farrell 1128 Stonewall Jackson Ct. Nashville, TN 37220	Same	Map 145-11 Parcel 10

FOR GOOD AND VALID CONSIDERATION, receipt of which is hereby acknowledged, Dixie Farrell Powell, ("Grantor"), does this day transfer, quit-claim and convey unto Ben Kerby Farrell ("Grantee") all of her interest in the property described herein below, being land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee being Lot No. 5, Granny White Park, as of record in Book 3700, Page 53, said Register's Office for Davidson County, Tennessee.

Said Lot No. 5 being a corner lot fronts 170.3 feet along curving easterly side of an unnamed street, 116.5 feet along the curving northeasterly margin of Stonewall Jackson Court, and 38.6 feet along the curving corner at the intersection of said street and runs back between converging lines 322.3 feet on the southeasterly side and 320.3 feet on the northerly side to a point at the rear.

Being the same property conveyed to Major Kerby Farrell and wife, Nell L. Farrell by deed from Haury & Smith Contractors, Inc. of record in Book 4198, page 302, Register's Office for Davidson County, Tennessee.

Major Kerby Farrell predeceased his wife, Nell L. Farrell, leaving her as the surviving tenant by the entirety. Nell L. Farrell has since died testate with her Will being admitted to probate in the Probate Court Clerk's Office for Davidson County, Tennessee (Docket No. OOP-1954). Ben Kerby Farrell and Dixie Farrell Powell are the devisees of the real estate pursuant to the terms of the Will of Nell Ledbetter Farrell of record in Will Book 239, page 276, office of the Davidson County Probate Court Clerk.

The purpose of this conveyance is for Dixie Farrell Powell to convey her one-half undivided interest in the property to Ben Kerby Farrell thereby vesting title in Ben Kerby Farrell as sole owner.

This conveyance is made subject to restrictions of record in Book 4025, page 341, said Register's Office and in the Plan of Record in Book 3700, page 72, said Register's Office, shows owner's certificate, a 100 foot minimum building setback line from Stonewall Jackson Court and an 80 foot minimum building setback line from an unnamed street, and a 2.5 x 25.0 foot utility anchor easement located on the southeasterly corner of said lot.

This is improved property, known as 1128 Stonewall Jackson Court, Nashville, Tennessee.

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

IN WITNESS WHEREOF I have hereunto set my hand on this the 26th day of July, 2001.

Dixie Farrell Powell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John Gregory Hardeman, a Notary Public in and for said County and State, the within named, Dixie Farrell Powell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26 day of July, 2001.

Notary Public

My Commission Expires: _____

JOHN GREGORY HARDEMAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 26, 2005