RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
STEVEN P. WILES	MAP 42-16, PARCEL 156, 158+155
828 N. Summerfield	
MADISON, TN 37115	
SEND TAX BILLS TO:	
SAME	

Davidson County DEEDQC
Recvd: 08/06/01 15:31 3pgs
Fees:17.00 Taxes:0.00
20010806-0083969

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

The actual consideration or value, whichever is greater, for this transfer, is $.00, this 27 day of July, 2001.

Steven P. Wiles
AFFIANT

Sworn to and subscribed before me this 27 day of July, 2001.

Denise C. Allis
NOTARY PUBLIC

My commission expires: 5/30/2004

DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt and sufficiency of which are hereby expressly acknowledged, INCLUDING BUT NOT LIMITED TO THE ASSUMPTION OF THAT CERTAIN INSTALLMENT DEED TO HOMER E. CHANCE AND RANDY E. CHANCE, A PARTNERSHIP, TO SECURE TWO (2) NOTES IN THE ORIGINAL PRINCIPAL AMOUNT OF $46,250.00 EACH, OF RECORD IN BOOK 5945, PAGE 968, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WE, CHARLES E. WILES AND WIFE, MARY FRANCES WILES, HUSBAND AND WIFE, hereinafter referred to as GRANTORS, does hereby quitclaim and convey unto STEVEN P. WILES, his successors, heirs and assigns, all of our right, title and interest in and to that certain tract of land in DAVIDSON County, Tennessee, said tract being more particularly described in Exhibit "A" attached hereto, which Exhibit is incorporated herein by reference.

This is improved property known as 309 + 311 Woodruff Street, Madison, TN 37115.

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

WITNESS the hands and seals of the undersigned on this the 27 day of JULY, 2001.

Charles E. Wiles
CHARLES E. WILES

Mary Frances Wiles
MARY ~~FRANCES~~ WILES

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES E. WILES AND WIFE, MARY FRANCES WILES, the within named bargainors with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 27 day of July, 2001.

Denise C. Allis
notary public

My commission expires: 5/30/2004

NOTARY PUBLIC AT LARGE DENISE C. ALLIS DAVIDSON COUNTY TENNESSEE

EXHIBIT 'A'

TRACT NO. ONE: BEING part of Lot No. 23 on the Map of the Douglas-Levine Subdivision, as of record in Book 547, page 44, Register's Office for said County, and described as follows:

BEGINNING at a point on the southerly margin of Woodruff Street, at the northwest corner of a part of said lot conveyed to Jesse G. Ashby by deed of record in Book 1320, page 628, said Register's Office; thence along the southerly margin of said street, westwardly 25.7 feet to the common corner of Lots 22 and 23; thence with the line between said two lots, southwardly 290 feet, ore or less, to the common corner of Lots 20, 21, 22 and 23; thence with the line between Lots 20 and 23, eastwardly 100 feet to the common corner of Lots 23 and 24; thence northwardly 150 feet to the southeasterly corner of said Ashby tract; thence along Ashby's southerly line, westwardly 75 feet to the said Ashby's southwesterly corner; thence along said Ashby's westerly line, northwardly 150 feet to the point of beginning.

TRACT NO. TWO: LAND in Davidson County, Tennessee, being part of the northeast part of Lot No. 23 on the Map of Douglas-Levine's Subdivison at Madison, of record in Book 547, page 44, said Register's Office, described as follows:

SAID part of said part of Lot No. 23 fronts 74.4 feet on the southerly side of Woodruff Street, as newly relocated, and extends back 144.5 feet on the easterly line and 141 feet, more or less, on the westerly line, to a line in the rear on which it measures 75 feet.

Both tracts BEING the same property conveyed to Charles E. Wiles and wife, Mary Frances Wiles, and Steven P. Wiles and wife, Wilma Wiles, by Installment Deed from Homer E. Chance and Randy E. Chance, a partnership, of record in Book 5945, page 968, Register's Office for Davidson County, Tennessee. The said Steven P. Wiles and Wilma Wiles were subsequently divorced by Final Decree of Divorce, Docket No. 93D-1281, and Wilma Wiles subsequently conveyed all of her right, title and interest in and to said property to the said Steven P. Wiles.

UPON THE EXECUTION AND RECORDING OF THE HEREIN QUITCLAIM DEED, the property will vest solely in Steven P. Wiles, the Grantee herein.