STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February 2002.

Deputy Register

Davidson County DEEDQC
Recvd: 02/01/02 14:04 5pgs
Fees:27.00 Taxes:0.00

20020201-0014471

QUITCLAIM DEED

A298-10
R298-04

THIS QUITCLAIM DEED, Executed this 30 day of January , 19 2002 ,

by first party, Grantor, Jim Simmons Co.

whose post office address is 952 Main St. Nashville, TN 37206

New Owner + Jan Bills

to second party, Grantee, James D. Simmons Jr.

whose post office address is 823 Old Lebanon Dirt Road, Hermitage, TN 37076

WITNESSETH, That the said first party, for good consideration and for the sum of ten Dollars ($ 10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson , State of Tennessee to wit:

Map 82-12, Parcels 298 and 300, See attached legal description EXHIBIT A

Map 82-12, Parcel 301, See attached legal description EXHIBIT B

(Revised 3/97)

If your state requires 8 ½" x 11" forms, cut off the bottom of this page at the dotted line.

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IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Cheryl Smith
Signature of Witness

CHERYL SMITH
Print name of Witness

Signature of Witness

CALVIN STEPHENSON
Print name of Witness

Jim Simmons Co.
Signature of First Party

JIM SIMMONS CO.
by JAMES D. Simmons Jr.
Print name of First Party

Signature of First Party

Print name of First Party

State of TENNESSEE }
County of DAVIDSON
On JANUARY 30, 2002 before me,
appeared
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

NOTARY PUBLIC AT LARGE
Commission Expires SEPT. 28, 2002

Affiant _____Known ✓ Produced ID
Type of ID _____
(Seal)

State of }
County of
On before me,
appeared
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

Affiant _____Known_____Produced ID
Type of ID _____
(Seal)

Signature of Preparer

James D. Simmons Jr
Print Name of Preparer

952 Main St Nashville TN 37206
Address of Preparer

If your state requires 8 ½" x 11" forms, cut off the bottom of this page at the dotted line.

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EXHIBIT A

Parcel 298:

Being the westerly 10 feet of Lot No. 7 and the easterly 40 feet of Lot No. 8 on the map of Jane A. Davis' Addition to East Nashville, as of record in Plan book 1, page 41, Chancery Court at Nashville.

Said parts of Lots Nos. 7 and 8 front together 50 feet on the southerly side of Main Street and extend back between parallel lines 170 feet to an alley.

Being the same property conveyed to C.J. Singer and wife, Gladys Heaton Singer, by Warranty Deed from C.J. Singer and G.O. Singer, a partnership d/b/a Singer Brothers, of record in Book 3099, page 517, Register's Office for Davidson County, Tennessee.

Parcel 300:

Tract A:

A lot or parcel of land in East Nashville, Davidson County, Tennessee described as follows:

Beginning on the southerly margin of Main Street at a point 12 feet 10 inches west of the northwest corner of Lot No. 10 on the Plan of Jane A.M. Lavis' Addition to Edgefield, now East Nashville, as of record in Plan Book 1, page 41, Chancery Court at Nashville; Thence with the southerly margin of Main Street, westwardly 50 feet; thence at right angles, southwardly 170 feet to the northerly margin of an alley; thence with said alley, eastwardly 50 feet; thence at right angles, northwardly 170 feet to the beginning;

Being the same property conveyed to C.J. Singer and wife, Gladys Heaton Singer, by Installment Deed from Southern Cleaners and Laundry, Inc., a Tennessee corporation of record in Book 3670, page 216, Register's office for said County.

Tract B:

Being Lot No. 10 on the Plan of Mrs. Jane A.M. Davis' Addition to Edgefield, now East Nashville, as of record in Plan Book 1, page 41, Chancery Court at Nashville, and a 10 foot lot immediately west of said Lot No. 10, described together as follows:

Beginning on the southerly margin of Main Street at the corner of Lots Nos. 9 and 10; thence with the line between the said two lots southwardly 170 feet to the northerly margin of an alley; thence with the same westwardly 60 feet; thence northwardly 170 feet to the southerly margin of Main Street; thence with same eastwardly 60 feet to the beginning.

Being the same property conveyed to G.O. Singer and wife, Louise L. Singer and the remaining one-half undivided interest to C.J. Singer and wife, Gladys M. Singer, by deed from Homer Bright and wife, Sadie Mai Bright, of record in Book 2144, page 331, Register's Office for Davidson County, Tennessee, and the said G.O. Singer and wife, Louise L. Singer, having conveyed their one-half undivided interest therein to C.J. Singer and wife, Gladys M. Singer (being the same person as Gladys Heaton Singer), by Warranty Deed of record in Book 3256, page 605, Register's Office for Davidson County, Tennessee.

EXHIBIT A CONTINUED

Tract C:

Being Lot No. 9 and the westerly 10 feet of Lot No. 8 on the Map of Jane A.M. Davis Addition, a plan of which is of record in Plat Book 1, page 41, of the Chancery Court at Nashville.

Said lot and part of said lot adjoin and front together 60 feet on the southerly side of Main Street, or Gallatin Pike, and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to George Singer and Carl Singer (being the same person as C.J. Singer) by deed from L.O. Hardaway and L.H. Hardaway, of record in Book 1454, page 182, Register's office for Davidson County, Tennessee and the said G.O. Singer and wife, Louise L. Singer, having conveyed their one-half undivided interest therein to C.J. Singer and wife, Gladys M. Singer (being the same person as Gladys Heaton Singer), by Warranty Deed of record in Book 3256, page 605, Register's Office for Davidson County, Tennessee ..

The above described property is being conveyed subject to real estate taxes for 1994 which have been pro rated and assumed by GRANTEE.

BEING THE [redacted] SAME PROPERTY CONVEYED TO JIM SIMMONS CO INC. BY DEED OF RECORD IN BOOK 9441 PAGE 796

EXHIBIT B

Property Description

A lot or parcel of land in East Nashville, Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Main Street at a point 12 feet 10 inches west of the northwest corner of Lot No. 10 on the Plan of Jane A.M. Lavis' (correctly Davis') Addition to Edgefield, now East Nashville, as of record in Plan Book 1, page 41, Chancery Court at Nashville; thence with the southerly margin of Main Street, westwardly 50 feet; thence at right angles, southwardly 170 feet to the northerly margin of an alley; thence with said alley, eastwardly 50 feet; thence at right angles, northwardly 170 feet to the beginning.

Being the same property conveyed to C.J. Singer and wife, Gladys Heaton Singer, by deed of record in Book 3670, page 216, and by Correction Deed of record in Book 9727, page 981, Register's Office for Davidson County, Tennessee. The said C.J. singer having since died.

INCLUDED in the above described tract, but specifically EXCLUDED therefrom is that portion of the property divested out of grantors and vested in the Nashville Housing Authority by Order of Condemnation in Minute Book 77, page 433, Third Circuit Court of Davidson County, Tennessee. The following is a description of entire condemned tract which contains this excluded parcel.

Partial Taking Description

Land in the City of Nashville, County of Davidson, State of Tennessee, being part of the property deeded to the Southern Cleaners and Laundry, Inc., as of record in Plan Book 1, pages 41 and 44 and in Book 2735, page 537, Register's Office of Davidson County and being more particularly described as follows:

Beginning at a point, said point being on the southerly margin of Main Street and being the northwest corner of said property; thence along a line in a southerly direction a distance of 10 feet, more or less, to a point; thence along a line 10 feet from and parallel to the southerly margin of Main Street in an easterly direction a distance of 222.8 feet, more or less, to a point; thence along a line in a northerly direction a distance of 10 feet, more or less, to a point on the southerly margin of Main Street; thence along the southerly margin of Main Street in a westerly direction a distance of 222.8 feet, more or less, to the point of beginning and containing 2,228 square feet, more or less.

BEING THE SAME PROPERTY CONVEYED TO
JIM SIMMONS CO. INC, BY DEED OF RECORD
IN BOOK 10431 PAGE 382