THIS INSTRUMENT WAS PREPARED BY
AND WHEN RECORDED RETURN TO:
Charles E. Reed, Attorney at Law
1930 Ransom Drive
Murfreesboro, TN 37130-5911
(615) 848-0448

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration For This Transfer Is $0.00

James H Cook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2002

Notary Public
My Commission Expires: 3/18/2002

CHARLES E. REED NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN

OFFICIAL SEAL
CHARLES E. REED
NOTARY PUBLIC - TENNESSEE
STATE-AT-LARGE
My Commission Expires March 18, 2002

Address of New Owner
James Cook
3817 Ashland City Highway
Nashville, TN 37218

Send Tax Bills To: OWNER

Map-Parcel No. 69/12/2

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, William G. Irvin, unmarried ("Grantor") has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto James H. Cook, a married person, his heirs, successors and assigns, his entire right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Beginning at a point on the northerly margin of the Ashland City Pike 91 feet easterly from the intersection of the northerly margin of said Ashland City Pike and the easterly boundary line of the property conveyed to Willie McCall and wife, by deed from Noah W. Cooper, of record in Book 634, page 284, Register's Office for said County; thence with the northerly margin of said Ashland City Pike South 81 degrees 30' East 45.5 feet to a point; thence northeastwardly 225 feet more or less, to a point on the southern boundary line of the property conveyed to Walkup; then with the southern boundary line of said Walkup property North 71 degrees 10' West 45.5 feet to a point 91 feet easterly from the Northeast corner of said McCall property; thence southwestwardly 230 feet, more or less, to the beginning.
>
> Being the same property conveyed to William B. Irvin, by Warranty Deed from Clyde Woodrow Hall, and wife, Maude Lee Hall, dated February 21, 1995, recorded February 23, 1995, in Book 9602, page 14, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This property is improved property known as: 3817 Ashland City Highway, Nashville, TN 37218.

Davidson County DEEDQC
Recvd: 03/27/02 11:22 2pgs
Fees:12.00 Taxes:0.00
20020327-0037425

This conveyance is made subject to the following:

1. Year 2001 taxes, a lien now due and payable, accrued taxes, and taxes for subsequent years;
2. Restrictive covenants, building lines and easements of record in the Register's Office for Davidson County, Tennessee;
3. A Deed of Trust, in the original amount of $47,456.82, for the benefit of NationsBank, N.A., recorded May 7, 1999, at Book 11470, page 404, Register's Office for Davidson County, Tennessee;
4. Such other limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 31st day of January, 2002.

William G. Irvin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William G. Irvin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 2002.

OFFICIAL SEAL
CHARLES E. REED
NOTARY PUBLIC - TENNESSEE
STATE-AT-LARGE
My Comm. Expires March 18, 2002

Notary Public

CHARLES E. REED
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TN

My Commission expires: 03/18/2002