40-A

THIS INSTRUMENT PREPARED BY:
Gibson & Gregory
Suite 1900, 201 Fourth Avenue, North
Nashville, TN 37219

Davidson County DEEDQC
Recvd: 05/20/02 15:37 2pgs
Fees:12.00 Taxes:0.00
20020520-0061612

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Ronald C. Cantrell and wife, Patsy A. Cantrell 1740A Keys Road Greenbrier, TN 37073	New Owner	015-00-00-129.00

KNOW ALL MEN BY THESE PRESENTS that I, Ruth M. Martin, for and in consideration of the sum of TEN AND NO/100THS ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby convey, remise, release and forever quitclaim unto Ronald C. Cantrell and wife, Patsy A. Cantrell, all of my right, title and interest, in and to a certain tract of land in Davidson County, Tennessee, described in Exhibit "A" attached hereto.

This is improved property known as 3035 Morgan Road, Joelton, TN 37080.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 20 day of May, 2002.

Ruth M Martin
Ruth M. Martin

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ruth M. Martin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 20 day of May, 2002.

Notary Public

My Commission Expires: My Commission Expires April 19, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Ronald C Cantrell Sr.
Affiant

Sworn to and subscribed before me this 20 day of May, 2002.

Notary Public

My Commission Expires:

EXHIBIT A

Land in the 14th Civil District of Davidson County, Tennessee, described as follows, to-wit:

A part of the 59 acres, more or less, conveyed to Mary Louise Vidale by Warranty Deed from B. F. Binkley on October 17, 1994, as of record in Book 1309, page 18, Register's Office for Davidson County, Tennessee, and said part of said land in described according to an unrecorded plat made by Cummings Surveying Co., on June 5, 1967, and described according to said survey as follows:

BEING Lot No. 15 on said Plan described as follows: Beginning at an iron pin in the southerly margin of Morgan Road, said iron pin being placed at a point 1945.1 feet in an easterly direction from an iron pin at the beginning of a curve at the southeasterly intersection of Whites Creek Pike and Morgan Road; thence in an easterly direction along the southerly margin of Morgan Road, 158 feet to an iron pin; thence leaving Morgan Road South 2 deg. 30 min. West 1261 feet to an iron pin in a fence line; thence along said fence line North 86 deg. West 158 feet to an iron pin; thence in a Northerly direction 1255.1 feet to the point of beginning.

Included, but expressly excluded from the above described property is that portion of the above described property which was conveyed to Ray D. Martin and wife, Ruth Martin, by deed from Ezra Martin and wife, Goldie Martin, of record in Book 4339, page 633, Register's Office for Davidson County, Tennessee, further described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, described as follows: Beginning at an iron pin on the southerly side of Morgan Road, said point being the northwesterly corner of property conveyed to Ezra Martin and wife, Goldie Martin, of record in Book 4230, page 506, R.O.D.C., Tennessee; thence easterly with the margin of said road 79 ft. to a point; thence southerly 2 deg. 30' W 1,258' 6" to a fence; thence northerly 86 deg. W 79 ft. to an iron pin; thence in a northerly direction 1,255.1 ft. to an iron pin, the point of beginning.

Being part of the same property conveyed to Ezra Martin and wife, Goldie Martin, by deed from Guy E. Bates, Sr. and wife, Clara Groom Bates, of record in Book 4230, page 506, said Register's Office. The said Goldie Martin died March 21, 1978. The said Ezra Martin, being one and the same as Ezra Dotson Martin, died on April 15, 1997 and by Will of record in Will Book 214, page 113, Probate Court Clerk's Office for Davidson County, Tennessee, a copy of which is of record in Book 10925, page 773, Register's Office for said County, devised all of his property to his son, Ray Dotson Martin, and his daughter, Patsy Arline Martin Cantrell. The said Patsy Arline Martin Cantrell conveyed her interest in the property to Ronald C. Cantrell and wife, Patsy A. Cantrell by Quitclaim Deed of record in Instrument No. 20020409-0043756, Register's Office for Davidson County, Tennessee. The said Ray Dotson Martin died intestate May 24, 1994, having predeceased his father, leaving Ruth M. Martin, his surviving spouse, as his only heir-at-law.