40-A

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

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
John Andrew Qualls 434 Old Hickory Blvd. Madison, TN 37115	New Owner	042-12-0-059.00

WHEREAS, Enos Deuel Qualls owned the herein described property (the "Property") with his wife, Mildred Catherine Qualls, and their son, John Andrew Qualls, as joint tenants with the right of survivorship;

WHEREAS, Mildred Catherine Qualls died, thus, leaving the Property owned by Enos Deuel Qualls as to a one-half interest in the Property and John Andrew Qualls as to a one-half interest in the Property, as joint tenants with the right of survivorship;

WHEREAS, it was the intent of Enos Deuel Qualls that John Andrew Qualls eventually have full ownership of the Property but requested that John Andrew Qualls convey his interest in the Property to Marcia Lynn Qualls Baker, who is the daughter of Enos Deuel Qualls and sister of John Andrew Qualls, to be held by Marcia Lynn Qualls Baker in trust for John Andrew Qualls;

WHEREAS, pursuant to his father's request, John Andrew Qualls conveyed his interest in the Property to Marcia Lynn Qualls Baker, leaving title vested in Marcia Lynn Qualls Baker owning a one-half interest in the Property with her father, Enos Deuel Qualls owning the remaining one-half interest, as joint tenants with the right of survivorship, and upon the death of Enos Deuel Qualls, Marcia Lynn Qualls Baker inherited the remaining one-half interest in the Property, although it was her father's intent, as outlined above, for John Andrew Qualls to have the use of the Property with Marcia Lynn Qualls Baker maintaining ownership of the Property in trust for John Andrew Qualls;

WHEREAS, Marcia Lynn Qualls Baker has never had a financial interest in the Property and has only held title to the Property in the capacity of trustee as requested by her father;

WHEREAS, Marcia Lynn Qualls Baker wishes to execute this Quitclaim Deed for the purpose of carrying out the intent of her father's wishes.

KNOW ALL MEN BY THESE PRESENTS that I, Marcia Lynn Qualls Baker, 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 unto John Andrew Qualls, all of her 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 434 Old Hickory Boulevard, Madison, TN 37115.

Davidson County DEEDQC
Recvd: 08/30/02 15:52 3pgs
Fees:17.00 Taxes:0.00
20020830-0105589

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 9th day of August, 2002.

Marcia Lynn Qualls Baker

Marcia Lynn Qualls Baker

TITLE 10 U.S.C. SECTION 1044a

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Marcia Lynn Qualls Baker, 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 9th day of August, 2002.

WITH GENERAL POWER OF NOTARY PUPLIC TITLE 10 U.S.C. SECTION 1044a

My Commission Expires: 29Nov10 Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

Elaine Phelps
Affiant

CATHERINE H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires January 29, 2005

Sworn to and subscribed before me this 30th day of August, 2002.

Notary Public

My Commission Expires:

1/29/05

EXHIBIT A

Land in Davidson County, Tennessee, being the Easterly 100 feet of Lot No. 9 and the Southerly 5 feet of the Easterly 100 feet of Lot No. 10 on the Plan of W.W. Gray's property at Madison, Tennessee, as of record in Book 974, page 22, Register's Office for said County.

Said part of Lot No. 9 fronts 100 feet on the Northerly side of Hall's Lane Section of Old Hickory Boulevard and together with said part of Lot No. 10 runs back between parallel lines, 155 feet to a dead line.

Being the same property conveyed to John Andrew Qualls, Enos D. Qualls and Mildred Catherine Qualls by quitclaim deed from Enos D. Qualls and Mildred quitclaim deed from Enos D. Qualls and wife, Mildred Catherine Qualls record in Book 9895, page 226, said Register's Office. The said John Andrew Qualls conveyed his interest in the property to Marcia Lynn Qualls Baker by quitclaim deed of record in Instrument No. 200006220062373, said Register's Office. The said Enos D. Qualls and wife, Mildred Catherine Qualls, are both deceased, leaving Marcia Lynn Qualls Baker as the sole surviving tenant.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED HEREFROM is that tract of land conveyed to the Metropolitan Government of Nashville and Davidson County by Right-of-Way Deed for Highway Purposes of record in Book 4824, page 205, said Register's Office, being a part of Lots 9 and 10 of the Plan of the W W. Gray property of record in Book 974, page 22, and being further described as follows:

Beginning at the point of intersection of the north margin of Old Hickory Boulevard and the east margin of Gray Avenue, thence along the said east margin North 1 deg. 59 min. 36 sec. east 54.9 feet to a point, thence northwardly and eastwardly along a curve left having a radius of 25 feet for 40.2 feet to a point; thence along a curve right having a radius of 11,505 feet easterly 73.9 feet to a point; thence south 1 deg. 33 min. west 26.4 feet to a point in the said north margin, thence along the said north margin south 87 deg. 59 min. west 100.0 feet to the point of beginning and containing 2897 square feet.