Davidson County DEEDQC
Recvd: 11/25/02 10:31 3pgs
Fees:17.00 Taxes:0.00
20021125-0145864

Address of New Owner:
Canady Partners, RLLLP
106 Bedford Place
Charlottesville, VA 22903

Send Tax Bills to:
Same

Map-Parcel Nos.:
061-3-158
061-3-164

QUITCLAIM DEED

This quitclaim deed is made by **MARJORIE G. CANADY**, Transferor, of 106 Bedford Place, Charlottesville, Virginia, 22903

to **CANADY PARTNERS, RLLLP**, Transferee, of 106 Bedford Place, Charlottesville, Virginia, 22903.

Transferor hereby quitclaims to Transferee, all of Transferor's interest in the following described property:

Beginning at the point marked by an iron pin where the common line between Lots 39 and 59 of the Inglewood Heights Subdivision meets the Western right-of-way line of Inglewood Court; thence N. 61° 32' 49" W. 88.50 feet to a point occupied by an iron pin; thence N. 88°20' W. 60.14 feet to a point in the Southern right-of-way of Briley Parkway; thence Northeasterly with said Briley Parkway line along a curve inward of radius 634.00 feet, a distance of 127.74 feet to a point occupied by a concrete monument; thence continuing with said Briley Parkway line N. 42° 15' 23" E. 59.43 feet to a point occupied by a concrete monument; thence continuing along said Briley Parkway line N. 60° 49' 12" E. 28.32 feet to a point in the common line between Lots 59 and 60 of the Inglewood Heights Subdivision; thence with said common line between Lots 59 and 60 S. 4° 41' 37" E. 143.64 feet to a point in the Western right-of-way line of Inglewood Court; thence southwesterly with said Inglewood Court line along a curve inward of radius 180.00 feet, a distance of 55.75 feet to the point of beginning and containing 0.34 acres.

BEING, the same property conveyed to Marjorie G. Canady by Quitclaim Deed from Frances G. McMurry, Allison H. Grayson and Eleanor D. Grayson of record in Book 9698, Page 699, Register's Office for Davidson County, Tennessee.

Less and Except a portion of said property more particularly described as follows:

Beginning at the point of intersection of the existing southeast margin of S.R. 155 and the west boundary of the Melinda Tankersley Perry & Lana B. Snapp property; thence with said boundary south 04 degrees 23 minutes 24 seconds east 16.46 feet to a point, said point being 268.25 feet left of S.R. 155 proposed centerline station 555+28.78 thence with the proposed southeast margin of said road (1) having a 300 foot radius curve left and westerly 20 feet. more or less (2) south 58 degrees 38 minutes 47 seconds west 52.06 feet to a point, said point being 325.25 feet left of S.R. 155 proposed centerline station 555+74.46 ; thence with said existing margin northeasterly 80 feet more or less to the point of beginning, containing 631 square feet. Said property having been conveyed to the State of Tennessee by Marjorie G. Canady and referenced as Instrument 2001-0627-0067950 in the Register's Office for Davidson County, Tennessee.

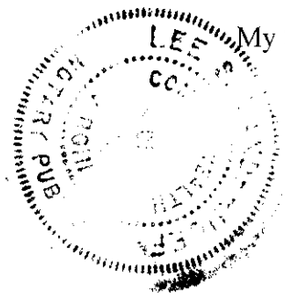
In WITNESS of the above, Transferor has set her hand with the following signature.

Marjorie G. Canady
MARJORIE G. CANADY

COMMONWEALTH OF VIRGINIA
CITY OF CHARLOTTESVILLE, to-wit:

The foregoing deed was acknowledged before me this 16th day of July, 2002, by MARJORIE G. CANADY.

My Commission expires: October 31, 2005



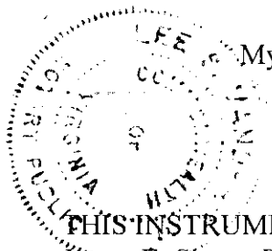
Lee S. Vanderhoof
Notary Public

Transferors hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is: $0.00.

Affiant Marjorie G. Canady

Subscribed and sworn to before me this 16th day of July, 2002.

My Commission expires: October 31, 2005



Lee S. Vanderhoof
Notary Public

THIS INSTRUMENT PREPARED BY:
James E. Skeen, P.C.
258 E. High Street
Charlottesville, VA 22902