Bk 21A

Davidson County DEEDQC
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Fees:27.00 Taxes:0.00
20030122-0008609

This instrument prepared by:
Mark E. Morrison
Grissim & Hodges
323 Union Street, Suite 400
Nashville, TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Donald R. Shaw 328 Polk Avenue Nashville, TN 37210	SAME	Map: 105-16 A portion of Parcel 284

WHEREAS, Larry H. Snedeker and David Scobey each own a fifty percent (50%) undivided interest in certain property described in a deed of record in Book 5995, page 745, Register's Office for Davidson County, Tennessee ("Lot 2"); and

WHEREAS, Larry H. Snedeker and David Scobey sold, transferred and conveyed a fifty percent (50%) undivided interest in Lot 2 to C. Ronald Shacklett by deed of record in Book 6011, page 957, Register's Office for Davidson County, Tennessee; and

WHEREAS, the current ownership interests in Lot 2 are as follows:

> Larry H. Snedeker - twenty-five percent (25%) undivided interest;
> David Scobey - twenty-five percent (25% undivided interest; and
> C. Ronald Shacklett - fifty percent (50%) undivided interest (collectively hereinafter referred to as the "Lot 2 Owners"); and

WHEREAS, Donald R. Shaw (the "Lot 1 Owner") owns an adjacent tract by warranty deed of record in Book 7307, page 605, Register's Office for Davidson County, Tennessee ("Lot 1") (Lot 1 and Lot 2 are hereinafter collectively referred to as the "Lots") (the Lot 1 Owner and Lot 2 Owners are collectively hereinafter referred to as the "Owners"); and

WHEREAS, the Owners decided to construct buildings on their respective Lots; and

WHEREAS, a plat was prepared by Anderson-Delk & Associates, Inc. to straighten the property line between the Lots as shown on the Plat for SSS Property, of record in Plat Book 6900, page 230, Register's Office for Davidson County, Tennessee (the "Plat"); and

WHEREAS, through mistakes and inadvertence, the Owners did not transfer those portions of the Lots affected by the relocation of the property line as shown on the Plat to the respective Owners; and

WHEREAS, the parties desire to transfer and convey those portions of Lot 2 which should have been conveyed to Donald R. Shaw in order that each Owner's property conforms to the Lots as shown on the Plat.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Larry Snedeker, David Scobey and C. Ronald Shacklett (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Donald R. Shaw (the "Grantee"), his successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, as more particularly described on Exhibit "A", attached hereto and incorporated herein by reference (the "Property") and as more fully shown in the cross hatched area on Exhibit "B", attached hereto and incorporated herein by reference.

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

WITNESS our hands this 2nd day of December, 2002.

LARRY SNEDEKER

DAVID SCOBEY

C. RONALD SHACKLETT

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry Snedeker, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 2nd day of December, 2002.

NOTARY PUBLIC

My Commission expires:

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Scobey, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 10th day of December, 2002.

NOTARY PUBLIC

My Commission Expires MAY 28, 2006

My Commission expires:

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. Ronald Shacklett, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 9th day of December, 2002.

Robert Eidson

NOTARY PUBLIC

My Commission expires: My Commission Expires May 28, 2006

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $0.

Affiant

Subscribed and sworn before me this 21st day of January, 2003..

Peggy J. Axford

NOTARY PUBLIC

My Commission Expires: 1-14-2006

EXHIBIT "A"

Portion of Larry Snedeker, David Scobey and C. Ronald Shaw Property
to Donald R. Shaw

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being a portion of Lot One on the final plat of SSS Property, as of record in Plat Book 6900, Page 230, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a P.K. nail set at the intersection of the southerly right-of-way line of Polk Avenue, 60 feet in width, and the westerly property line of Lot Two on said final plat of SSS Property;

Thence leaving the southerly right-of-way line of Polk Avenue with the westerly property line of Lot Two, South 04 Deg 59 Min 25 Sec West, 72.50 feet to a point;

Thence leaving the westerly property line of Lot Two with a line through said Lot One on the final plat of SSS Property, North 41 Deg 29 Min 10 Sec West, 39.92 feet to a point;

Thence North 11 Deg 46 Min 36 Sec East, 49.70 feet to a point in the southerly right-of-way line of said Polk Avenue;

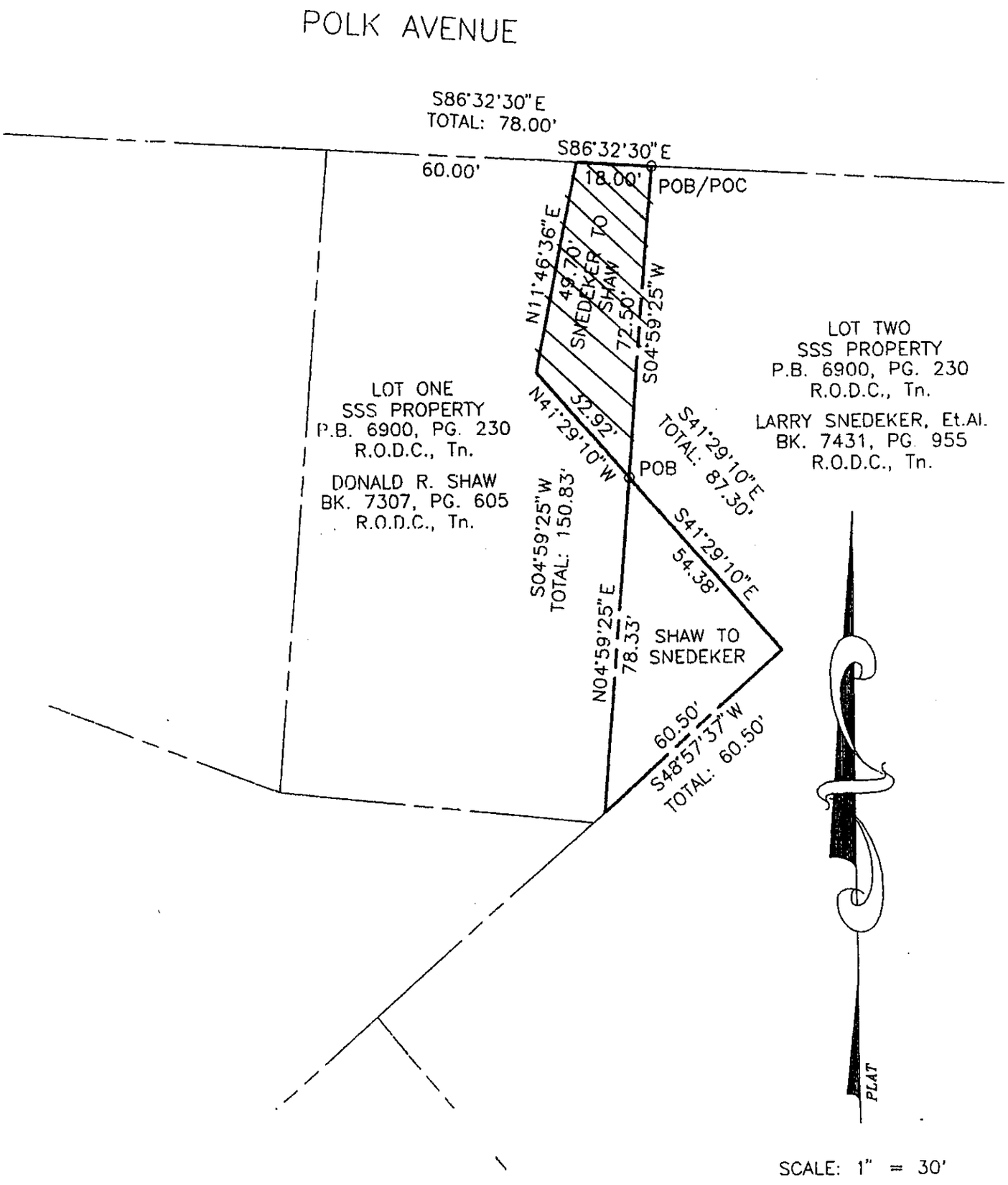
Thence with the southerly right-of-way line of Polk Avenue, South 86 Deg 32 Min 30 Sec East, 18.00 feet to the point of beginning. Containing 1308 Square Feet (0.030 Acres more or less).

Being a portion of the same property conveyed to Larry Snedeker and David Scobey by deed of record in Book 5995, page 745, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to C. Ronald Shacklett by deed of record in Book 6011, page 957, Register's Office for Davidson County, Tennessee.

This legal description was prepared by R. Scot Cherry at Cherry Land Surveying, Inc., RLS #1512.

EXHIBIT "B"



SCALE: 1" = 30'