Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20030124-0010275

QUITCLAIM DEED

FROM: James Price and Barbara Towns, successor co-trustees under the Ruth P. O'Leary Living Trust, Grantors

This instrument was prepared by:
Jessica A. Winfree, Esq.
Stites & Harbison PLLC
Suite 1800
SunTrust Center
Nashville, Tennessee 37219

TO: James Price, Grantee

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
P.O. Box 620 Morganfield, KY 42437	Same	117-2-134

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is Zero and No/100 Dollars ($0.00).

Barbara Towns
Affiant

CINDY M. MACK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me, this 14th day of January, 2003.

Lindy M. Mack
Notary Public

My Commission Expires JULY 30, 2005

My Commission Expires: 7-30-05

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(D) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00), the receipt and sufficiency of which are hereby acknowledged, James Price and Barbara Towns, successor co-trustees under the Ruth P. O'Leary Living Trust (collectively, the "Grantors") do quitclaim unto James Price (the "Grantee"), his heirs, successors and assigns, all of Grantors' rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 2306 Oxford Road, Nashville, Tennessee 37215.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness our hands this 14th day of January, 2003.

JAMES PRICE, successor co-trustee under the Ruth P. O'Leary Living Trust

BARBARA TOWNS, successor co-trustee under the Ruth P. O'Leary Living Trust

This Deed has been prepared by Stites & Harbison ("S & H") based solely upon information furnished by Grantors and Grantee. S & H has not undertaken to independently verify any statement, fact, description or other matter set forth herein and undertakes no responsibility or liability for the correctness or accuracy of any such statement, fact, description or other matter.

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Cindy M. Mack, a Notary Public of said County and State, JAMES PRICE, as successor trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, TN, this 14th day of January, 2003.

Cindy M. Mack
Notary Public

My Commission Expires: 7-30-05

CINDY M. MACK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Cindy M. Mack, a Notary Public of said County and State, BARBARA TOWNS, as successor trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, TN, this 14th day of January, 2003.

Cindy M. Mack
Notary Public

My Commission Expires: 7-30-05

CINDY M. MACK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

EXHIBIT A

Property Description

Being Lot No. 10 Block No. 8 on the Plan of Stokes Tract as of record in Book 974, page 24, Register's Office for said County. Said Lot No. 10 fronts 100 feet on the southerly side of Oxford Road and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Ruth P. O'Leary, Sole Trustee, under the Ruth P. O'Leary Living Trust (Ruth P. O'Leary having since died and James Price and Barbara Towns being the successor co-trustees under the Ruth P. O'Leary Living Trust) by deed from Ruth Price O'Leary of record in Book 9739, page 950, Register's Office for Davidson County, Tennessee.