PREPARED BY:
PHILIP SMITH, ATTORNEY
Suite 2400 — L&C Tower
401 Church Street
Nashville, TN 37219

PHILIP A. SOMERS
4012 Moss Rose Drive
Nashville, Tennessee 37216

MAP 73-1-256
AND PARCEL

Send Tax Statements to New Owner as Follows:

PHILIP A. SOMERS
4012 Moss Rose Drive
Nashville, Tennessee 37216

Davidson County DEEDQC
Recvd: 02/04/03 12:22 3pgs
Fees:17.00 Taxes:0.00
20030204-0015140

QUITCLAIM DEED

For no monetary consideration and pursuant to the terms and conditions of a decree of absolute divorce rendered by the Fourth Circuit Court of Davidson County, Tennessee, bearing Docket No. **01D-537** and styled ***Somers v. Somers***, I, **INGRID SOMERS**, hereby transfer and by these presents do remise, release and quitclaim unto, **PHILIP A. SOMERS**, his heirs and assigns, all of my right, title and interest in and to the following described land in located at 4012 Moss Rose Drive, Nashville, Tennessee, 37216, described more particularly as follows:

TRACT 1:

> FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we KATHY POWELL FOSTER and EVELYN C. POWELL, a widow, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto PHILIP A. SOMERS and wife, INGRID SOMERS, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit;
>
> Land in Davidson County, Tennessee, being Lot No. 7 on the Map of B. E. Woodwards Subdivision, of a part of the W. J. Tune Land, of record in Book 974, Page 94, Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 7 fronts 100 feet on the easterly side of Moss Rose Drive and runs back 407 feet on the north line and 404 feet on the south line to the low water mark of the Cumberland River, on which it measures approximately 100 feet.
>
> Being the same property conveyed to Kathy Powell Foster by deed of record in Book 6367, Page 133, Register's Office of Davidson County, Tennessee; and, being the same property conveyed to EVA R. CALDWELL, RALPH J. POWELL and wife, EVELYN C. POWELL by deed of record in Book 4096, Page 495, Register's Office of Davidson County, Tennessee. The one-half interest of EVA R. CALDWELL was conveyed to her daughter, EVELYN C.

POWELL by Will of record in Will Book 143, Page 424, County Court Clerk's Office, Davidson County, Nashville, Tennessee. RALPH J. POWELL died October 19, 1979. EVA R. CALDWELL died October 8, 1981.

This conveyance is subject to all restrictions and easements of record.

RONALD S. FOSTER, spouse of Kathy Powell Foster, joins in this conveyance for the express purpose of conveying any and all of his right, title and interest, including all marital and homestead rights, unto the Grantees.

BRING the same property conveyed to Philip A. Somers and wife, Ingrid Somers, by deed of record in Book 6602, page 395, Register's Office of Davidson County.

TRACT 2:

FOR AND IN CONSIDERATION of the sum of No Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Henry Settle Cross, Jr. and wife, Marylou Y. Cross, does hereby transfer, quitclaim and convey unto Philip A. Somers and wife, Ingrid Somers, their heirs and assigns all right, title and interest that they may possess in the following described real property to wit:

LAND in the 8th councelmanic district of Nashville, Davidson County, Tennessee, being a part of Lot 6 on the Plan of B. E. Woodard's Subdivision as recorded in Plat Book 974, page 94, Register's Office for said County, and more particularly described as follows:

Commencing in the northerly right of way of Moss Rose Drive at the common corner of Lots 6 and 7 shown on said plan; thence leaving said right of way and along the original line of Lots 6 and 7, N 60 deg. 55 min. 22 sec. E 25.13 feet tp the point of beginning; thence along a new line N 57 deg. 29 min. 51 sec. E 377.15 feet to the low water mark of the Cumberland River; thence with said low water mark, S 42 deg. 33 min. 12 sec. E 23.17 feet to the original corner of Lots 6 and 7; thence along the original line of Lots 6 and 7, S 60 deg. 55 min. 22 sec. W 381.87 feet to the point of beginning and containing 4302 square feet.

BEING part of the same property conveyed to Henry Settle Cross, Jr. and wife, Marylou Y. Cross by deed of record in Book 10997, page 798, Register's Office for said County.

BRING the same property conveyed to Philip A. Somers and wife, Ingrid Somers, by deed of record in Book 11753, page 963, Register's Office of Davidson County.

WITNESS my hand this, the 23 day of JANUARY, 2003

INGRID SOMERS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above County and State, the within named **INGRID SOMERS**, the bargainor, with whom I am personally acquainted (or who identified himself to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at the office,

this the 13th day of January, ~~2002~~ 2003

NOTARY PUBLIC

My Commission Expires: 03/26/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 9th DAY OF January 2003.

Deputy Register