BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF FEBRUARY, 2003. Notary Public MY COMMISSION EXPIRES: 10-25-2003 (AFFIX SEAL)

Davidson County DEEDQC
Recvd: 02/18/03 12:43 2pgs
Fees:12.00 Taxes:0.00
20030218-0020847

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TERRA FIRMA PROPERTIES, LLC	**SAME**	**72-15-17**
(NAME) **P.O. BOX 160433**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

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, **I, SHER POWERS, UNMARRIED,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF MY RIGHT, TITLE AND INTEREST, UNTO **TERRA FIRMA PROPERTIES, LLC,** THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 10th Ward of the City of Nashville, formerly the 15th Civil District of Davidson County, Tennessee, being Lot No. 5 on the map showing the re-subdivision of Lots 15 to 25, both inclusive in Belle Forrest Subdivision as of record in Book 547, page 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the westerly side of Pennington Avenue and extends back 235.3 feet on the northerly line and 237.2 feet on the southerly line measuring 50 feet in the rear of said lot.

Being the same property conveyed to Sher Powers, unmarried, from Grand Canyon Properties, LLC, by deed of record as Instrument No. 20020328-0038479, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the Plan of record in Book 547, page 33, said Register's Office and any and all easements, restrictions, and conditions of record in the Register's Office for Davidson County, Tennessee, which may affect said property.

Unimproved ( )
This is improved(X) property, known as **2618 PENNINGTON AVENUE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 14th day of **FEBRUARY, 2003.**

SHER POWERS

(Individual)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sher Powers**, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of **February, 2003.**

Commission expires: 10-25-2003

Notary Public