This instrument prepared by:

JOHN R. REYNOLDS (#2522)
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694
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Davidson County DEEDQC
Recvd: 02/19/03 15:59 7pgs
Fees:37.00 Taxes:0.00
20030219-0022243

QUITCLAIM DEED

Address New Owner(s) as follows: Ms. Ora Evelyn Blair, 603 Ronnie Road, Madison TN 37115

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map and Parcel No. Map No. 42-11, Parcel No. 55, Field Book No. 11D-34490

WHEREAS, that certain real property located at and known as **603 Ronnie Road, Madison, Davidson County, Tennessee 37115**, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof, was vested in John B. Blair and wife, Ora Evelyn Blair, by deed as shown of record in Book 2745, page 337, Register's Office for Davidson County, Tennessee; and

WHEREAS, all right, title and interest that John B. Blair, being one and the same person as John B. Blair, Sr., had in to that certain real property located at and known as **603 Ronnie Road, Madison, Davidson County, Tennessee 37115**, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof, was vested out of John B. Blair and vested in Ora Evelyn Blair, solely, by Final Decree of Divorce in the matter of John B. Blair, Sr., v. Ora Evelyn Blair, Fourth Circuit Court, Davidson County, Tennessee, Case No. 52857, as shown of record in Minute Book 6K, page 1015, a certified copy of which is attached hereto as **EXHIBIT B**; and

WHEREAS, the undersigned, ORA EVELYN BLAIR, has held said real property located at and known as **603 Ronnie Road, Madison, Davidson County, Tennessee 37115**, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof, for seven (7) years by Decree of a Court of record by adverse possession under assurance of title pursuant to *Tennessee Code Annotated, Section 28-2-105*; and

WHEREAS, the undersigned, ORA EVELYN BLAIR, has paid the State and County real property taxes on that certain real property

located at and known as **603 Ronnie Road, Madison, Davidson County, Tennessee 37115,** being more particularly described on **EXHIBIT A** attached hereto and made a part hereof, for a period of more than twenty (20) years and maintains a presumption of ownership for payment of taxes pursuant to *Tennessee Code Annotated, Section 28-2-109;*

NOW, THEREFORE, for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged, and for the express purpose of creating a muniment of title in the name of the lawful titleholder, ORA EVELYN BLAIR, the undersigned, ORA EVELYN BLAIR, does by these presents hereby quitclaim to JOHN R. REYNOLDS, TRUSTEE, all of my interest in that certain real property located at and known as **603 Ronnie Road, Madison, Davidson County, Tennessee 37115,** being more particularly described on **EXHIBIT A** attached hereto and made a part hereof, subject to the same limitations, restrictions and encumbrances as may well affect the premises and as of record.

And now for the express purpose of carrying out the intent of this conveyance, I, JOHN R. REYNOLDS, TRUSTEE, do hereby quitclaim and convey unto ORA EVELYN BLAIR, her heirs and assigns, the same real property hereinabove described and set forth, and being located at and known as **603 Ronnie Road, Madison, Davidson County, Tennessee 37115,** being more particularly described on **EXHIBIT A** attached hereto and made a part hereof, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises and as of record.

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

IN WITNESS WHEREOF, the parties have duly executed this Quitclaim Deed on the 18 day of February 2003.

Ora Evelyn Blair
ORA EVELYN BLAIR

JOHN R. REYNOLDS, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **ORA EVELYN BLAIR,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of February 2003.

Melissa K Williams Notary Public

My commission expires 9-24-05

MELISSA K. WILLIAMS MY COMM. EXPIRES NOTARY PUBLIC AT LARGE 09-24-2005 DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JOHN R. REYNOLDS, TRUSTEE,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of February 2003.

C. Forster Notary Public

My commission expires 9-24-05

C. FORSTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ **NONE**.

Mrs. Ora Evelyn Blair Affiant

Subscribed and sworn to before me this 18 day of February 2003.

Melissa K Williams Notary Public

My commission expires 9-24-05

MELISSA K. WILLIAMS MY COMM. EXPIRES NOTARY PUBLIC AT LARGE 09-24-2005 DAVIDSON COUNTY, TN

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481

Rl.Est.X.blair.QD

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 38 on the Map of Haven Acres, Section One, of record in Book 2331, page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 224.77 feet on the west side of Ronnie Road and runs back between lines 101.15 feet on the south line and 260.16 feet on the north line, to a dead line in the rear measuring 275.33 feet thereon.

Being the same property conveyed to John B. Blair and wife, Ora Evelyn Blair, by Deed from Henry Powell and wife, Mildred Powell, as shown of record in Book 2745, page 337, Register's Office for Davidson County, Tennessee.

And being the same property vested in Ora Evelyn Blair by Final Decree of Divorce in the matter of John B. Blair, Sr., v. Ora Evelyn Blair, Fourth Circuit Court, Davidson County, Tennessee, Case No. 52857, as shown of record in Minute Book 6K, page 1015, Fourth Circuit Court, Davidson County, Tennessee.

John B. Blair was one and the same person as John B. Blair, Sr.

John B. Blair is deceased.

This is improved real property located at and known as 603 Ronnie Road, Madison, Davidson County, Tennessee 37225.

HFB;ip 6/3/69

JOHN B. BLAIR, SR.	)	
	)	IN THE FOURTH CIRCUIT COURT
VS. NO. 5 2 8 5 7	)	OF
	)	DAVIDSON COUNTY, TENNESSEE
ORA EVELYN BLAIR	)	
	)	

F I N A L D E C R E E

This cause came on to be heard June 3, 1969, before the Honorable Benson Trimble, Judge of the Fourth Circuit Court of Davidson County, Tennessee, upon the cross-bill of the cross-complainant, order pro confesso entered, witnesses introduced in open Court, and the entire record in this cause, from all of which the Court is of the opinion that the allegations contained in the cross-bill were fully sustained, that is that the complainant and cross-defendant has been guilty of committing adultery with one Ruth Moore, on or about October 10, 1968, at her apartment in Davidson County, Tennessee.

IT IS, THEREFORE, ORDERED, ADJUDGED and DECREED by the Court that the Cross-Complainant be and she is hereby granted an absolute divorce from the cross-defendant and restored to all the rights and privileges of an unmarried person.

It is further ORDERED, ADJUDGED and DECREED by the Court that the cross-defendant is hereby permanently enjoined from entering into marriage with the said Ruth Moore during the lifetime of cross-complainant.

It is further ORDERED, ADJUDGED and DECREED by the Court that the cross-defendant will pay to cross-complainant the sum of $250.00 per month, as alimony.

It is further ORDERED, ADJUDGED and DECREED by the Court that whatever right title or interest that the cross-defendant has or may have in the real estate of the parties at 603 Ronnie Road, Madison, Davidson County, Tennessee, more fully described hereinafter, be and the same is hereby divested out of the cross-defendant and vested in cross-complainant.

It is further ORDERED, ADJUDGED and DECREED by the Court that whatever right, title or interest the cross-defendant has or may have in the household furnishings located in said premises he and the same is hereby divested out of him and vested in cross-complainant as her sole property.

Said real estate is described as follows:

Land in Davidson County, Tennessee; being Lot No. 38 In Haven Acres, Section 1, of record in Book 2331, page 89, Register's Office for said County. Said Lot No. 38 fronts 224.77 feet on west side of Ronnie Road, and runs back between line 101.15 feet on the south line and to 260.16 feet on North line, to a dead line in the rear, measuring 275.33 feet thereon.

Being the same property conveyed to John B. Blair, Sr. and wife, Ora Evelyn Blair, by deed of Henry Powell and wife, Mildred Powell, recorded in Book , page , Register's Office for Davidson County, Tenn.

It is further ORDERED, ADJUDGED and DECREED by the Court that cross-defendant will pay to Howard F. Butler, Attorney for Cross-complainant, the sum of $150.00 for his services rendered to cross-complainant.

The Cross-defendant will pay the cost of this cause, for which execution may issue if necessary.

JUDGE

Okay for entry:

Howard F. Butler, Solicitor for Cross-Complainant

Robert Polk, Solicitor for Cross-defendant

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the Order heretofore entered in the 0 Circuit Court for Davidson County, Tennessee, on the 03 day of JUNE , 1969 , in the Case Number 52857 between BLAIR, JOHN B SR Plaintiff, and BLAIR, ORA E Defendant, as same remains of record in Vol. 61C , Page 1015 of the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 20 day of APRIL in the year two thousand one and in the 225th year of American Independence.

SEAL



RICHARD R. ROOKER, Clerk,

By Terry Campion
Deputy Clerk