Box 31-B
3 R.
PLTA

This instrument prepared by:
SHERRARD & ROE, PLC
424 Church Street, Suite 2000
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 04/30/03 13:05 2pgs
Fees:12.00 Taxes:0.00
20030430-0057776

QUITCLAIM DEED

Address New Owner(s):
Sue B. Rankin
320 Lynwood Blvd.
Nashville, Tennessee 37205

Send Tax Bills To:
Same

Map/Parcel Nos.
Map 116-11
Parcel 61

FOR AND IN CONSIDERATION of the love and affection that I have for my wife, Sue B. Rankin, I, J. Scott Rankin (hereinafter referred to as the "Grantor"), do hereby quitclaim, transfer and convey all of my right, title and interest in and to the following described property to my wife, Sue B. Rankin, (hereinafter referred to as the "Grantee"), said property being a certain tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows:

All that tract or parcel of land lying and being in Davidson County, Tennessee and being more particularly described as being Lots Nos. 20 and 21, and a part of Lots Nos. 18 and 19 on the Map of Royal Oaks Subdivision of record in Book 421, pages 102 and 103, Register's Office, Davidson County, Tennessee, which properties are shown on a survey of record in Book 547, page 77, said Register's Office, and described as follows, to wit:

Beginning at a point in the east margin of Lynwood Boulevard at the intersection of the south line of a 20 foot alley, being the northwest corner of said Lot No. 21; thence along the south line of a 20 foot alley, being the northwest corner of said Lot No. 21; thence along the south margin of said alley South 87 degrees 04 minutes 46 seconds East 585.0 feet to an iron pipe; thence South 05 degrees 15 minutes West 201.01 feet to an iron pin; thence South 21 degrees 24 minutes 29 seconds East 197.92 feet to an iron pin in the northwest margin of Pendleton Avenue; thence South 56 degrees 35 minutes 31 seconds West along said northwest margin 99.18 feet to a point; thence westerly along the curve of Pendleton Avenue a distance of 370.08 feet to an iron pin, said curve having a chord of North 85 degrees 32 minutes 39 seconds West 343.72 feet; thence North 47 degrees 40 minutes 49 seconds West along the northeastern margin of Lynwood Boulevard 174.19 feet to an iron pin; thence continuing northerly along the curve of Lynwood Boulevard a distance of 243.34 feet to an iron pin, siad curve having a chord of North 22 degrees 19 minutes 46 seconds West 235.49 feet; thence North 03 degrees 01 minutes 18 seconds East 107.19 feet to an iron pin and the point of beginning, said tract containing 5.73 acres, more or less, as shown on a boundary survey by Charles B. Moseley, Jr., dated March 29, 1982, which survey is incorporated herein by reference.

This is improved property known as 320 Lynwood Boulevard, Nashville, Tennessee, Davidson County, Tennessee.

Being the same property conveyed to J. Scott Rankin, and wife, Sue B. Rankin and to Carl Batson and wife, Bettye Batson, by deed from J. Michael Hayes, and wife, Joanne Fleming Hayes, by deed of record in Book 8982, page 272, Register's Office of Davidson County, Tennessee.

278514.01 0013-0006

IN TESTIMONY WHEREOF, Grantor has executed this deed on the 25 day of April, 2003.

J. SCOTT RANKIN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared J. Scott Rankin, 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, Tennessee, this 25th day of April, 2003.

Notary Public

My Commission Expires: April 9, 2006

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $-0- and no other monetary consideration.

Affiant

Sworn to and subscribed before me
this 25th day of April, 2003.

Notary Public

My Commission Expires: April 9, 2006

278514.01 0013-0006