This Instrument Prepared By:
Cynthia J. Bohn
Attorney at Law
501 Union Street, Suite 402
Nashville, TN 37219

PICK-UP

Davidson County DEEDQC
Recvd: 05/15/03 10:42 3pgs
Fees:17.00 Taxes:0.00
20030515-0066417

Address New Owner:	Send Tax Bills to:	Book and Page
Roxanne Green 8201 Old Charlotte Pike Nashville, TN 37209	Roxanne Green 8201 Old Charlotte Pike Nashville, TN 37209	Book 9610 Page 635

113-0-52

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that John P. Green for and in consideration of the Marital Dissolution Agreement between the parties, does hereby bargain, sell, release, remise, quit claim, and convey unto Roxanne Green all his right, title and interest in and to the following described real estate, to-wit:

A tract of land on the southerly side of Old Charlotte Pike, in the 9th Civil District of Davidson County, Tennessee, and being described as follows:

BEGINNING at a point in the center of Old Charlotte Pike, said point being the northwest corner of the Plunkett property and the northeast corner of the tract herein; thence with the center of said road, North 64 deg. 49 min. 18 sec. West 38.50 feet to a point; thence wit ha curve to the right, having a radius of 481.51 feet, a length of 158.43 feet, and a chord bearing and distance of North 55 deg. 23 min. 44 sec. West, 157.72 feet to a point in said road; thence leaving said road and severing four new courses and distances, according to a survey by Kenneth W. Morton, Tennessee Registered Land Surveyor, #623, October 22, 1994, as follows:

South 75 deg. 36 min. 10 sec. West 99.00 feet to an iron rod (new); South 14 deg. 23 min. 50 sec. East, 76.10 feet to an iron rod (new); South 5 deg 58 min. 35 sec. West, 333.60 feet to an iron rod (new); South 13 deg. 36 min. 35 sec. West, 333.60 feet to an iron rod (new); South 13 deg. 36 min 18 sec. East, 1436.00 feet to a 15 inch (dead) Hickory tree, and being the southwest corner of the tract herein; thence with an old fence line, South 82 deg. 02 min. 52 sec. East 226.48 feet to a 10 inch Box Elder; thence South 83 deg. 16 min. 56 sec. East, 35.45 feet to a 20 inch White Oak; thence South 84 deg. 50 min. 21 sec. East 163.91 feet to a 10 inch Hickory; thence North 85 deg. 19 min. 22 sec. East, 36.79 feet to point in a branch; thence along the branch the following five courses and distances:

North 8 deg. 51 min. 14 sec. West, 99.42 feet to an 8 inch Elm; North 20 deg. 27 min. 48 sec. West, 86.98 feet to a 4 inch Persimmon; North 19 deg. 25 min. 00 sec. West, 137.65 feet to a 6 inch Willow; North 34 deg. 36 min. 40 sec. West 144.54 feet to a 10 inch Poplar; North 52 deg. 47 min. 11 sec.

West, 105.66 feet to a 15 inch Poplar, on the westerly edge of said branch; thence leaving said branch with Choate's westerly line the following six courses and distances:

North 8 deg. 12 min. 56 sec. East 124.86 feet to an 8 inch White Oak; North 7 deg. 09 min. 54 sec. East 72.08 feet to an 8 inch White Oak; North 2 deg. 11 min. 27 sec. East 38.38 feet to a 3 inch Sourwood; North 14 deg. 34 min. 22 sec. East 460.35 feet to a 30 inch White Oak; North 23 deg. 37 min. 04 sec. West 83.50 feet to a 6 inch Dogwood; North 32 deg. 32 min. 09 sec. West 120.64 feet to a 20 inch Hickory, said point being a common corner with Choate and Plunkett.

Thence with Plunkett's south and westerly property lines the following six courses and distances:

South 88 deg. 20 min. 32 sec. West, 95.24 feet to a 30 inch Red Oak; North 84 deg. 12 min. 01 sec. West, 95.30 feet to a 3 inch Locust; North 73 deg. 31 min. 11 sec. West, 116.63 feet to an 8 inch White Oak; North 66 deg. 06 min. 02 sec. West, 192.69 feet to an iron rod (old); North 11 deg. 23 min. 22 sec. West, 125.91 feet to an iron rod (old); North 47 deg. 12 min. 48 sec. East, 263.52 feet to the point of BEGINNING, and containing an area of 16.00 acres, more or less.

BEING part of the property conveyed to Harry M. Craddock, Sr., and wife, Emma Pauline Craddock, from Mrs. C. H. Craddock, a widow, H. E. Craddock and wife, Lillian Craddock, J. O. Craddock, an unmarried man, and Mamie Craddock Gourley, by deed of record in Book 2601, Page 311, in the Register's Office for Davidson County, Tennessee, and inherited by said Harry M. Craddock, Sr., as one of the heirs-at-law of C. H. Craddock, deceased. The said Harry M. Craddock, Sr. predeceased Emma Pauline Craddock. The said Emma Pauline Craddock has since died testate, and by Will entered in Davidson County Probate Court, Docket No. 94P-1245, appointed Harry M. Craddock, Jr., Executor with authorization to sell said property.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Being the same property conveyed to John P. Green and wife, Roxanne R. Green by deed from the Estate of Emma Pauline Craddock, of record in Book 9610, Page 635, Register's Office for said County.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 30th day of April, 2003.

John P. Green

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared John P. Green with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 30th day of April 2003.

NOTARY PUBLIC

Priscilla A. Stagg
Notary Public

My Commission Expires:

07/26/03

PRISCILLA A. STAGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF Davidson)

I, or we, hereby swear or affirm to the best of affiants knowledge, information and belief, this transfer is pursuant to Marital Dissolution Agreement and is therefore exempt under TCA 67-4-409(a)(3)(E).

Roanne Green
AFFIANT

SWORN TO AND SUBSCRIBED before me this the 2nd day of May, 2003.

Sherry Upchurch
NOTARY PUBLIC

My Commission Expires:

11-26-06

SHERRY UPCHURCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.