THIS INSTRUMENT PREPARED BY:
Charles Patrick FlynnEsq.
FLYNN & RADFORD, ATTORNEYS, P.C.
Suite 150 Seven Springs I
320 Seven Springs Way
Brentwood, TN 37027

Davidson County DEEDQC
Recvd: 05/19/03 10:58 2pgs
Fees:12.00 Taxes:0.00
20030519-0067766

ADDRESS NEW OWNER:

John Phillip Sturdivant, and wife
Connie Gail Sturdivant
5955 Pettus Road
Antioch, TN 37013

MAP-PARCEL:

Map: 173

Parcel: 5D 26771
P/O Par 21

SEND TAX BILLS TO NEW OWNER AS ABOVE

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 DOLLARS ($1.00), cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of all of which is expressly acknowledged, I, JOHN R. STURDIVANT, hereinafter called the Grantor, have bargained and sold and do hereby quitclaim and convey unto, JOHN PHILLIP STURDIVANT and wife, CONNIE GAIL STURDIVANT hereinafter called the Grantees, their heirs, successors and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to wit:

A certain lot or parcel of land situate, lying and being in the 5th, formerly the 7th Civil District of Davidson County, State of Tennessee, and more particularly described as follows:

BEING part of the H. H. Stone Lands, designated as parts of Tracts Nos. 4 and 4C on a copy of a survey made November 28, 1947, by John D. Kerr, Surveyor, and described partly according to a survey made by George W. Watkins, Surveyor, August 7, 1956.

BEGINNING in the center of Old Hickory Boulevard at the northeast corner of the property conveyed to Alex Arnold Lee and wife by deed from Hugh A. Scott and wife of record in Book 2857, page 461, Register's office for said County; thence with said Lee's eastern boundary line south 4° 15' E. 658.5 feet; thence north 55° 15' east 293.5 feet to an elm and stump; thence north 15° 45' east 1,191 feet to a point in Old Hickory Boulevard; thence with said Boulevard south 86° west 436 feet, south 66° west 156.5 feet and south 55 1/2° west 146.1 feet to the beginning, however, there is specifically excluded in this conveyance that portion or parcel of land conveyed to John R. Sturdivant and wife, Marilyn Tate Sturdivant, by Installment Deed dated April 9, 1965, of record in Book 3879, page 697, Register's Office for said County, a description of which portion or parcel of land is described therein.

BEING the same property conveyed to John R. Sturdivant and Wife Marilyn Tate Sturdivant by deed from Hugh A. Scott and wife, Edna L. Scott, of record in Book 4295, page 637, Register's Office of Davidson County, Tennessee, the said Marilyn Tate Sturdivant now deceased, leaving the Grantee, John Phillip Sturdivant, and Grantor as her sole heirs.

THIS INSTRUMENT PREPARED BY: CHARLES PATRICK FLYNN, Attorney at Law, Suite 150, Seven Springs I, 320 Seven Springs Way, Brentwood, TN 37027 who does not certify matters of title, description and survey by this deed. This deed was prepared without title examination using description provided by the parties.

This is improved property known as 14663 Old Hickory Boulevard, Antioch, TN 37013.

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

IN WITNESS WHEREOF, I have hereunto set my hand this the 8 day of May, 2003.

John R Sturdivant
JOHN R. STURDIVANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JOHN R. STURDIVANT, a Notary Public, JOHN R. STURDIVANT, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 8 day of MAY, 2003.

RICHARD ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 5-29-2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

SWORN TO and subscribed before me this 8 day of MAY, 2003.

NOTARY PUBLIC

RICHARD ALLEN NOTARY PUBLIC AT LARGE DAVIDSON

My Commission Expires: 5-29-2005