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
20030519-0067767

ADDRESS NEW OWNER:

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

MAP-PARCEL:

Map: 148

Parcel: 44
2DU-14320

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:

> LAND in the Second Civil District of Davidson County, Tennessee, according to a survey made by James L. Murphy, Jr., and company, Surveyors, dated March 27, 1961 (a copy of said survey is attached hereto as Exhibit "A", and is hereby incorporated by reference), formerly a portion of the Dr. George Charlton Property, more particularly described as follows:
>
> BEGINNING at a point in the southwesterly martin of Antioch Pike; thence southeasterly along the margin of Antioch Pike a distance of 200 feet to an iron pin; thence South 49 degrees 30 minutes West a distance of 219.32 feet to a point in the center of Mill Creek; thence along the center of Mill Creek South 87 degrees 34 minutes West a distance of 324.37 feet to a point; thence North 49 degrees 30 minutes East a distance of 473.25 feet to the point of beginning; said tract of land containing 1.59 acres, more or less.
>
> SAID tract of land is bounded generally on the North by Antioch Pike; on the East by the lands of Jasper E. Hutcheson and wife Etta D. Hutcheson, of record in Book 3217, page 427, said Register's Office (shown on Exhibit "A"/ survey as the 1.10 ac tract); on the South by Mill Creek; and on the West by the lands of Nicholson and/or heirs, devisees, remaindermen (Angie W. Sullivan, as indicated by tax roll). Said tract is currently (and in the past several years has been) referred to as Property Map 148, Parcel 44, and Field Book 2DU, page 14320, in the Property Tax Assessor's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to John R. Sturdivant and Wife Marilyn T. Sturdivant by deed from Jesse J. Clark and wife, Laudine G. Clark, of record in Book 8274, page 731, 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 2139 Antioch Pike, Nashville, TN 37211.

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

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

My Commission Expires: 5-29-2005

RICHARD ALLEN NOTARY PUBLIC AT LARGE