Box 14-B

Davidson County DEEDQC
Recvd: 05/22/03 08:14 3pgs
Fees:18.00 Taxes:64.75
20030522-0069744

PREPARED BY:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, TN 37219-2498

QUITCLAIM DEED

Address New Owners As Follows:	**Send Tax Bills To:**	**Map & Parcel Number:**
Marjorie P. Grizzard 7534 Charlotte Road Nashville, TN 37209	SAME	Map 114 Parcel 63

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, John E. Phelan, the Grantor, by these presents do hereby quitclaim and convey unto Marjorie P. Grizzard, the Grantee, her heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

SEE EXHIBIT "A" ATTACHED HERETO

This is unimproved property known as Route 2 Charlotte Road, Nashville, TN 37209.

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

Witness my hand this 21st day of May, 2003.

John E. Phelan

JOHN E. PHELAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John E. Phelan, a Notary Public in and for said County and State, the within named, John E. Phelan, the 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 Nashville, Tennessee, this 21st day of May, 2003.

Amanda J. Durham

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

11-27-2004

Commission Expiration Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 17,500.00 .

Affiant

Subscribed and sworn to before me, this 21st day of May, 2003.

Notary Public

11-27-2004
Commission Expiration Date

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

EXHIBIT A

Being a tract of land in the 8th Civil District of said County described according to a survey made by S. H. Hutchison April 12, 1951, as follows:

Beginning at a point in the center of U. S. Highway No. 70-N or Charlotte Pike at the southwest corner of a 5.31-acre lot already owned by Edward D. Phelan; thence south 46 degs. 15' west with the center line of said Highway 200 feet to a point; thence N. 42 degs. 41' west 666 feet to a point in branch and T. W. Fulghum's line; thence N. 7 degs. 41' west with Fulghum's line and branch 93 feet to a point; thence N. 19 degs. east with Fulghum's line and branch 100 feet to a point; thence N. 49 degs. 50" west with Fulghum's line and branch 192 feet to a point in W. J. Stevens' south line; thence with Stevens' line S. 86 degs. 50' east 120 feet to a stake in fence; thence S. 43 degs. 41' east with Edward D. Phelan's line 799 feet to the beginning, containing 3.2 acres, more or less.

Being the same property conveyed to Edward D. Phelan (being the same person as Edward D. Phelan, Jr.) and wife Anna Mai Phelan, by Installment Deed from Dennis O'Brien and wife, Edna L. O'Brien, of record in Book 1977, Page 400, Register's Office for Davidson County, Tennessee.

Being also the same property inherited by John E. Phelan and Marjorie Phelan Grizzard as the children of Edward David Phelan, Jr. (being the same person as Edward D. Phelan and Edward D. Phelan, Jr.), who died on December 24, 1981, by virtue of the Last Will and Testament of Edward David Phelan, Jr. probated on January 21, 1982, of record in File No. 71231, Probate Court Clerk's Office for Davidson County, Tennessee, Anna Mai Phelan having predeceased Edward David Phelan, Jr.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

Being a tract of land in the 8th Civil District of said County, described partly according to a survey made by S. H. Hutchison, April 12, 1951 as follows:

Beginning at a point in the center of U. S. Highway No. 70-N or Charlotte Pike at the southwest corner of the property conveyed to Jackson M. Grizzard and wife by deed from Edward D. Phelan, Jr. and wife of record in book 2015, page 421, Register's Office for said County; thence south 46 degrees 15' west with the center line of said Highway 100 feet to a point; thence north 43 degrees 41' west 660 feet more or less to a point in branch and T. W. Fulgh's line; thence north 19 degrees east with Fulghum's line and branch 50 feet to a point; thence north 49 degrees 50 ' west with Fulghum's line and branch 192 feet to a point in W. J. Stephen's line; thence with Stephen's line south 86 degrees 50' west 120 feet to a stake in fence; thence south 43 degrees 41' east 799 feet to the beginning.

Being the same property conveyed to Jackson M. Grizzard and wife, Marjorie P. Grizzard by Quitclaim Deed from Edward D. Phelan, Jr., an unmarried man, of record in Book 5516, Page 672, said Register's Office.