THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 06/20/03 14:50 3pgs
Fees:18.00 Taxes:1202.50
20030620-0085784

THIS QUITCLAIM DEED IS PREPARED SOLELY ON THE BASIS OF INFORMATION AND DOCUMENTATION PROVIDED TO THE PREPARER BY THE GRANTOR AND GRANTEE, AND THE PREPARER HAS ACTED AS SCRIVENER ONLY.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map/Par: 133/48

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me this the 3RD day of April, 2003.

TONI L. BUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5-29-05

ADDRESS NEW OWNER(S) AS FOLLOWS:

RANDALL DURHAM
(Name)
1805 CROMWELL DRIVE
(Street Address)
NASHVILLE, TN 37215

SEND TAX BILLS TO:

SAME
(Name)
(Street Address)

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **DURHAM & DURHAM, a Tennessee general partnership,** collectively hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **RANDALL DURHAM**, hereinafter called the "Grantee", his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Tract No. I:

Land in the 5th Civil District of Davidson County, Tennessee, according to a survey made by Michael V. Holmes, dated May, 1980, more particularly described as follows:

Beginning at a point in the northerly margin of Antioch Pike, said point being 194.20 feet from the southwest corner of the Mary T. Hitt property, said distance measured along the northerly margin of Antioch Pike called the point of beginning, north 1 deg. 42' 19" east 314.66 feet; north 69 deg. 17' 49" east 62.46 feet; north 89 deg. 41' 26" east 128.97 feet; south 5 deg. 09' 46" east 290.26 feet to a point

in the northerly margin of Antioch Pike; thence in a westerly direction along the northerly margin of Antioch Pike 42.51 feet; thence still along the northerly margin of Antioch Pike, south 83 deg. 08' 20" west 185.99 feet to the beginning, said tract of land containing 1.451 acres, more or less.

Tract No. II:

Land in the 5th Civil District of Davidson County, Tennessee, according to a survey made by Michael V. Holmes, dated May, 1980, more particularly described as follows:

Beginning at a point in the northerly margin of Antioch Pike, said point being the southeast corner of the Mary T. Hitt property; thence in an arc in the northerly margin of Antioch Pike in a westerly direction a distance of 210.0 feet; thence north 5 deg. 9' 46" west 290.26 feet; thence north 297.04 feet to the point of beginning, said tract of land containing 1.446 acres, more or less.

BEING the same property conveyed to Durham & Durham, by Deed of record in Book 11486, page 978, Register's Office for Davidson County, Tennessee.

BEING unimproved property known as: 1014 Antioch Pike
Nashville, TN 37211

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been paid by Grantor and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee", his successors and assigns forever; and "Grantor" does covenant with the said "Grantee" that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and "Grantor" does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said "Grantee", his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused its name to be affixed hereto on this 3RD day of April, 2003.

DURHAM & DURHAM,
a Tennessee general partnership

By: _____
Paul F. Durham

Title: General Partner

By: _____
Sid D. Durham

Title: General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Paul F. Durham** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the GENERAL PARTNER of Durham & Durham, a Tennessee general partnership, the within named bargainor, and that he in such capacity, and on behalf of the said partnership, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself in such capacity.

Witness my hand and official seal in Nashville, Tennessee, this 30th day of April, 2003.

TONI L. BUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Toni L. Buggs
Notary Public

My Commission Expires: 5-29-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Sid D. Durham** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the GENERAL PARTNER of Durham & Durham, a Tennessee general partnership, the within named bargainor, and that he in such capacity, and on behalf of the said partnership, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself in such capacity.

Witness my hand and official seal in Nashville, Tennessee, this 30th day of April, 2003.

TONI L. BUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Toni L. Buggs
Notary Public

My Commission Expires: 5-29-05