PREPARED BY:
Thomas H. Ware, Esquire
1800 Parkway Towers
404 James Robertson Parkway
Nashville, Tennessee 37219
(615) 242-8107

Davidson County DEEDQC
Recvd: 09/04/03 08:00 2pgs
Fees:12.00 Taxes:0.00
20030904-0128012

QUITCLAIM DEED

Address of New Owner:	CYNTHIA O'KEEFE 1931 Waterford Drive Old Hickory, Tennessee 37138
Send Tax Bills To:	CYNTHIA O'KEEFE 1931 Waterford Drive Old Hickory, Tennessee 37138
Map/Parcel Numbers:	Map 52-9 Parcel 164

KNOW ALL MEN BY THESE PRESENTS:

That THOMAS H. WARE, ADMINISTRATOR OF THE ESTATE OF MARIE P. RITCHIE, for and in consideration of the sum of $1.00, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a transfer and conveyance, does hereby quitclaim, transfer and convey unto CYNTHIA O'KEEFE, her heirs, successors and assigns, all of his right, title or interest in and to the following described tract of land located in Davidson County, Tennessee, including any legal or equitable interest whatsoever the Estate may have, and which property is more particularly described, to wit:

"LAND in Davidson County, Tennessee, being part of Lot No. 41 on the Map showing J.H. Gothard's Subdivision of 9.08 acres, in Pennington's Bend, as of record in Book 547, page 79, in the said Register's Office, and more particularly described as follows:

BEGINNING at a point in a 20-foot roadway called Miami Avenue 200 feet east of the southeast corner of Lot No. 40 on said plan; thence north 60 3/4 degrees east 105 feet to a point 50 feet west of the U.S. Government property line; thence north 12 3/4 degrees west and parallel with said Government property line 180 feet, more or less to the low water mark of the Cumberland River; thence down said river at low water mark with the meanderings thereof 160 feet, more or less, to a point 225 feet east of the northeast corner of said Lot No. 40; thence southerly 170 feet, more or less, to the beginning.

Being the same property conveyed to Marie P. Ritchie and husband Dean L. Ritchie, by quitclaim deed recorded in Book 7281, page 429, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Marie P. Ritchie by quitclaim deed from Dean L. Ritchie, subject to a life estate retained by Dean L. Ritchie, as of record in Book 8518, page 486, Register's Office for Davidson County, Tennessee.

The said Marie P. Ritchie having died testate in Nashville, Davidson County, Tennessee, on December 14, 1992, and the Estate of Marie P. Ritchie having been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, in case number 100085.

This conveyance is subject to any and all existing restrictions and easements of record including an easement for the flow of the Cumberland River.

This is improved property known as 140 Miami Avenue, Nashville, Tennessee."

WITNESS my hand this 18th day of August, 2003

Thomas H Ware Administrator

THOMAS H. WARE, ADMINISTRATOR

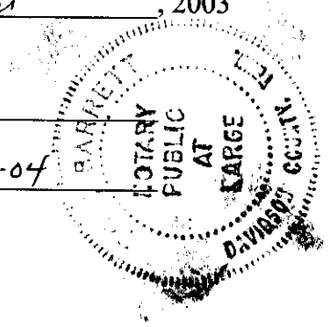
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named bargainor, THOMAS H. WARE, ADMINISTRATOR, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18th day of August, 2003

Joni Barrett

NOTARY PUBLIC
My Commission Expires: 5-30-04



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is none.

Thomas H. Ware Administrator

THOMAS H. WARE, ADMINISTRATOR

Sworn to and subscribed before me this the 18th day of August, 2003

Joni Barrett

NOTARY PUBLIC
My Commission Expires: 5-30-04

