Davidson County DEEDWARR
Recvd: 12/22/03 15:26 3pgs
Fees:18.00 Taxes:939.00
20031222-0181950

This instrument prepared by:
Paul S. Parker
Dodson, Parker & Behm, P.C.
306 Gay Street, Suite 400
Nashville, Tennessee 37201

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Roy L. DePue 154 Cherokee Road Hendersonville, Tennessee 37075	Roy L. DePue 955 Woodland Street Nashville, Tennessee 37206	MAP 82-12 PARCEL 357

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, as delivered to Danny Neal Huffines, Exchangor, under that certain Exchange Agreement between Troy W. Davis and Danny Neal Huffines dated December 22, 2003, the receipt and sufficiency of all of which are hereby acknowledged by Danny Neal Huffines, Troy W. Davis ("Grantor") does hereby assign, transfer, convey and quitclaim unto Roy L. DePue, an individual, ("Grantee") all of his interest in certain real estate in Davidson County, Tennessee, which is described in Exhibit A hereto, which Exhibit is incorporated herein by this reference.

Being an interest in the same property conveyed to Troy W. Davis, Rodney M. Rosenblum, and Roy L. DePue, as tenants in common, by Quitclaim Deed from RTR, a Tennesee General Partnership, consisting of Roy L. DePue, Rodney M. Rosenblum, and Troy W. Davis, of record as Instrument Number 20031222 - 0181949, Register's Office of Davidson County, Tennessee.

This is improved property known as 955 Woodland Street, Nashville, Tennessee 37206.

Joyce E. Davis, as the wife of Troy W. Davis, joins in this Quitclaim Deed for the limited purpose of waiving her marital rights, if any, in the property herein conveyed.

The foregoing conveyance is without warranty and is subject to all encumbrances, easements, restrictive covenants, matters of public record and other matters as may affect the above described property. The property is conveyed by Grantor and accepted by Grantee, "AS IS".

WITNESS our hands, this 22 day of December, 2003.

TROY W. DAVIS

JOYCE E. DAVIS

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FORM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE]
COUNTY OF Perry]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Troy W. Davis and wife, Joyce E. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 22 day of December, 2003.

Janet Hester
NOTARY PUBLIC

My Commission Expires: Nov. 15, 2005

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer is $253,800.00.

Roy L. DePue, Affiant

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Sworn to and subscribed before me this 22nd day of December, 2003.

Notary Public

My Commission Expires: 11/2-/04

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 14 and part of Lot No. 15 on the Plan of Mrs. Jane A. M. Davis Addition to Edgefield, Plan Book 1, Page 41, Chancery Court, Davidson County, Tennessee and more particularly described by an unrecorded survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, dated May 14, 1986, as follows:

Beginning on the northerly margin of Woodland Street at the corner of Lots Nos. 13 and 14; thence with the line between said lots North 25° 02' West 169.18 feet to an alley; thence with said alley North 64° 35' East 90.00 feet to an iron pin; thence South 25° 02' East 168.03 feet to the northerly margin of Woodland Street; thence with the same South 62° 23' West 30.09 feet to a point; thence continuing with said margin of said street South 64° 05' West 59.95 feet to the point of beginning, containing 15,210 square feet more or less.

Included within the property conveyed by this Deed shall be all right of the Grantors under the Warranty Deed of record in Book 6516, page 411, Register's Office for Davidson County, Tennessee for the removal of the overhang encroachment, the building sign encroachment, the step encroachment and the use of the property for the dumpster and parking.