Davidson County DEEDQC
Recvd: 12/31/03 13:07 2pgs
Fees:12.00 Taxes:0.00
20031231-0184898

PREPARED BY:
SIDWELL & BARRETT
121 First Avenue South
Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00.

Richard B Anderson
AFFIANT

Subscribed and sworn to before me
this 23 day of December, 2003.

NOTARY PUBLIC
My Commission Expires: 11/2/08

THOMAS SIDWELL NOTARY PUBLIC AT LARGE TENN. WILLIAMSON

ADDRESS OF NEW OWNER:
1831 Haynes Street Road
Nashville, TN 37207

SEND TAX BILLS TO:
Owner

Map/Parcel:
071-05-0-177.00

QUITCLAIM DEED

In consideration of $10.00 and other good and valuable consideration, Ethel E. Anderson, formerly known as Ethel M. Evans, Grantors, hereby conveys all of her undivided right, title and interest to the hereinafter described property to Richard B. Anderson and wife, Ethel E. Anderson, Grantee. Said property conveyed herein is described as follows:

See Exhibit "A" Attached

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this document was executed this 23rd day of December, 2003.

Ethel E. Anderson
Ethel E. Anderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ethel E. Anderson, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 23rd day of December, 2003.

Sandra S. Tomlin
Notary Public

My Commission Expires: 2-19-07

SANDRA S. TOMLIN Notary Public At Large WILLIAMSON COUNTY, TN

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly none-half of Lots Nos. 39 and 40 on the Plan of Brooklyn Heights, as of record in Book 332, page 140, Register's Office for said County.

Said parts of Lots Nos. 39 and 40 front together 91 feet on the northerly side of Edgewood Avenue and extends back between parallel lines 70 feet with the easterly margin of Page Street to a dead line.

Included in the above description, but specifically excluded is the following:

Right-of-Way Description
Ethel Evans Property

Beginning at a point in the east right-of-way of Haynes Street and on the west boundary of the property herein described, said property being that conveyed to Ethel Evans of record in Deed Book 7197, page 756, R.O.D.C., Tennessee, said point being N 21 deg. 22' 14" W 30.96 feet from the intersection of Haynes Street and New Edgewood Avenue; thence, along the new right-of-way with a curve to the left for a distance of 40.21 feet said curve having a radius of 25.00 feet; thence, N 66 deg. 28' 13" E 65.04 feet to a point on Evans' east boundary and on the west boundary of Abe McKnight property of record in Deed Book 2733, page 222, R.O.D.C., Tennessee; thence, with said boundary S 21 deg. 22' 14" E 5.00 feet to an iron pin on Evans' Southeast corner and McKnights Southwest corner; thence, with Evans South boundary S 66 deg. 28' 13" 91.00 feet to a point in the east right-of-way of Haynes Street at the intersection of New Edgewood Avenue, said point also being Evans' southwest corner; thence, with said right-of-way and Evans' west boundary N 21 deg. 22' 14" W 30.96 feet to the point of beginning, containing 601 square feet, more or less; included in this acquisition is a temporary construction easement adjacent to the right-of-way described herein before; the temporary construction easement is described as follows:

Temporary Construction Easement

Beginning at point in the north right-of-way of Edgewood Avenue and Evans southeast corner and McKnights southwest corner; thence, with said right-of-way S 66 deg. 28' 13" 65.04 feet to a point; thence along said right-of-way and a curve to the right a distance of 40.21 feet, said curve having a radius of 25.00 feet to a point in the east right-of-way of Haynes Street; thence N 68 deg. 37' 46" E 10.00 feet to a point; thence, with a curve to the left a distance of 24.13 feet, said curve having a radius of 15.00 feet; thence, N 66 deg. 28' 13" 65.42 feet to a point in Evans' East boundary and McKnights west boundary; thence with said boundary S 21 deg. 22' 14" E 10.00 feet to the point of beginning of the temporary easement, containing 974 square feet, more or less.

Being the same property conveyed to Ethel M. Evans, unmarried, by warranty deed from Richard C. Evans, unmarried and Willie Mae Evans, unmarried, of record in Book 7197, page 715, Register's Office for Davidson County, Tennessee, dated April 6, 1987.