Davidson County DEEDQC
Recvd: 01/02/04 11:15 2pgs
Fees:12.00 Taxes:0.00
20040102-0000408

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Alford Family, LLC & Buchanan Family, LLC	(same)	Map 104-11 Parcel 179
Nashville, Tennessee		

This instrument prepared by: WALLER LANSDEN DORTCH & DAVIS, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0-.

Affiant

Subscribed and sworn to before me, this the 8th day of December, 2003.

NOTARY PUBLIC

My Commission Expires: March 26, 2005

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, Marceleen R. Alford, as to a one-half, undivided interest and The Poppy P. Buchanan Living Trust Dated June 5, 1992, as to a one-half, undivided interest (collectively "Grantor"), by these presents, does hereby quitclaim, transfer and convey unto the Alford Family, LLC, a Tennessee limited liability company, a fifty (50%) percent undivided tenants-in-common interest and to the Buchanan Family, LLC, a Tennessee limited liability company, a fifty (50%) percent undivided tenants-in-common interest, (collectively "Grantee"), their successors and assigns, all their right, title and interest, in and to the following described land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 15 and the west 2 feet of Lot No. 14 and the northerly 9 feet of the westerly part of Lot No. 16 on the Plan of W.W. Dillon's Resubdivision, of record in Book 421, page 12, Register's Office for said County.

Said property fronts 116 feet on the south side of Fairfax Avenue, formerly Edgar Jones Avenue, and runs back 180 feet on the east line and 180.2 feet on the west line, along the east margin of 24th Avenue South, to a line in the rear on which they measure 121.3 feet.

Being a portion of the same property conveyed to Poppy P. Buchanan and Marceleen R. Alford by deed from Rupert M. Marigza and wife, Mary-Helen I. Marigza, of record in Book 8267, page 936, said Register's Office; and by quitclaim deed from Poppy P. Buchanan to The Poppy P. Buchanan Living Trust Dated June 5, 1992, as to a one-half undivided interest, of record in Book 9286, page 439, said Register's Office (Tract I).

This property is known as 2141 Fairfax Avenue, Nashville, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of December, 2003, which instrument shall be effective January 1, 2004.

Marceleen R. Alford

The Poppy P. Buchanan Living Trust Dated June 5, 1992

By: _____
Poppy P. Buchanan, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marceleen R. Alford, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 8th day of December, 2003.

NOTARY PUBLIC

My Commission Expires: March 26, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Poppy P. Buchanan, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be Trustee of The Poppy P. Buchanan Living Trust Dated June 5, 1992, the within named bargainor, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of The Poppy P. Buchanan Living Trust Dated June 5, 1992 by herself as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of December, 2003.

NOTARY PUBLIC

My Commission Expires: March 26, 2005