Davidson County DEEDQC
Recvd: 01/02/04 11:19 3pgs
Fees:17.00 Taxes:0.00
20040102-0000412

QUITCLAIM DEED

Address New Owner as Follows:
Alford Family, LLC &
Buchanan Family, LLC

Nashville, Tennessee

Send Tax Bills To:
(same)

Map-Parcel No.
Map 104-15
Parcel 201

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, Richard Buchanan, Poppy Buchanan, Robert Alford, and Marceleen R. Alford, and The Poppy P. Buchanan Living Trust Dated June 5, 1992, as to a one-fourth, 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:

Being Lot No. 4 on the Map of H.P. Jacobs' Subdivision of the W.M. Manly Tract called "Hillsboro Place," as of record in Book 547, page 27, Register's Office for said County.

Said Lot No. 4 fronts 60 feet on the northerly side of Ashwood Avenue, formerly Hillsboro Place, and runs back parallel lines 125 feet to a dead line.

Being the same property conveyed to Karl Stanley Davidson and wife, Ina Katherine Warren, Richard D. Buchanan and wife, Poppy P. Buchanan, Robert H. Alford and wife, Marceleen R. Alford and Samuel H. Dillard, Jr. and wife, Allison S. Dillard by deed from Joe M. Boyd, Janeice Faye Boyd Smith and husband, John Donald Smith, of record in Book 6571, page 680, said Register's Office. By Quitclaim Deed from Richard D. Buchanan and wife, Poppy P. Buchanan, of record in Book 9286, page 445, said Register's Office, The Poppy P. Buchanan Living Trust Dated June 5, 1992, was conveyed a one-fourth undivided interest in said property. The property was further conveyed to Richard Buchanan, Poppy Buchanan, Robert Alford and Marceleen Alford by Quitclaim Deed from Karl S. Davidson and Ina Katherine Warren, of record in Book 10017, page 417, said Register's Office; and by Quitclaim Deed from Samuel Dillard and Allison Dillard to Richard Buchanan, Poppy Buchanan, Robert Alford and Marceleen Alford, of record in Book 10017, page 432, said Register's Office.

This property is known as 2106 Ashwood 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.

Robert H. Alford

Robert Alford

Marceleen R. Alford

Marceleen R. Alford

Richard D Buchanan

Richard Buchanan

Poppy P. Buchanan

Poppy Buchanan

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

By: Poppy P. Buchanan

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 Robert 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 he 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.

Stephanie J. Edwards

NOTARY PUBLIC

My Commission Expires: March 26, 2005

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.

Stephanie J. Edwards

NOTARY PUBLIC

My Commission Expires: March 26, 2005

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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 Richard Buchanan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he 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)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Poppy Buchanan, 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 purposes 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 the 8th day of December, 2003.

NOTARY PUBLIC

My Commission Expires:
March 26, 2005