Davidson County DEEDQC
Recvd: 02/13/04 14:21 3pgs
Fees:17.00 Taxes:0.00
20040213-0017555

Realty Title 48-A
03

FORM No. WD-1

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $0.00 AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF JANUARY, 2004 NOTARY PUBLIC MY COMMISSION EXPIRES: 03/14/2005 (AFFIX SEAL)

This instrument prepared by: Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	Tax Bills to:	MAP-PARCEL NUMBERS
T's Properties, LLC	Same	91-14-46.00
(NAME)	(NAME)	
136 Wilson Pike Circle		
(STREET ADDRESS)	(STREET ADDRESS)	
Brentwood Tennessee 37027		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Eldon R. Spraker III, unmarried, by these presents, quitclaims and conveys unto T's Properties, LLC, a Tennessee Limited Liability Company, all of his right, title and interest in and to the following tract or parcel of land, to-wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Eldon R. Spraker III, by deed from Roy F. Huddleston, and Anthony Cherry, of record in Instrument No. 20020829-0104513, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property located at: 5624 Obrien Avenue, Nashville, Tennessee 37209

Witness my hand this 30th day of January, 2004.

Eldon R. Spraker III



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, Eldon R. Spraker III, the bargainor, 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 at Nashville, Tennessee, this 30th day of January, 2004 .

Notary Public

My commission expires: 03/14/2005

EXHIBIT "A"

Land in Davidson County, Tennessee, beginning at a point on the northerly margin of O'Brien Avenue formerly Martha Street, southwest corner of the property conveyed to Sheila Cheek and wife, by deed from J.C. Hand and wife, as of record in Book 1583, Page 391, Register's Office; thence with a western boundary line of said Cheek property, northwardly 150 feet to a point on the southerly margin of a 12 foot alley; thence with the southerly margin of said alley westwardly 50 feet; thence southwardly 150 feet more or less to a point on the northerly margin of said O'Brien Avenue; thence with a northerly margin of said avenue, eastwardly 50 feet to the beginning.

INCLUDED IN THIS DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

Beginning at a point on the southern existing right of way of I-40, said point located on the southeast corner of the property, the common corner with property owned by Secretary of Housing & Urban Development of Washington, D.C. of record in Book 10902, Page 691, Register's Office for Davidson County, and being 14.824 meters (48.64 feet) right of Ramp B survey centerline station 520+284.692; thence northwesterly along the common line, and being 6.203 meters (20.351 feet) to a point located on the northwestern corner of the property, the common corner with the property owned by Secretary of Housing & Urban Development of Washington, D.C., said point located also on the southern existing right of way of a 3.658 meter (12.00 feet), more or less, wide alley, and being 8.600 meters (28.215 feet), more or less, right of Ramp B survey centerline station 520+285.500, more or less; thence north 88 degrees 58 minutes 27 seconds east along the existing alley right of way, and being 15.240 meters (50.00 feet) to a point located on the northeastern corner of the property, the common corner with property owned by Howard Randall Sweeney, with Life Estate to Mary V. Sweeney, of record in Book 9181, Page 23, and being 10.500 meters (34.449 feet), more or less, right of Ramp B survey centerline station 520+300.500, more or less; thence southeasterly along the common line, and being 3.569 meters (11.710 feet) to a point on the common line, said point located also on the southern proposed right of way of I-40, and being 14.198 meters (46.58 feet) right of Ramp B survey centerline station 520+300.390; thence south 79 degrees 21 minutes 38 seconds west along the proposed right of way of I-40, and being 6.492 meters (21.300 feet) to a point 14.449 meters (47.40 feet) right of Ramp B Survey centerline station 520+294.102; thence south 79 degrees 13 minutes 53 seconds west along the proposed right of way of I-40, and being 9.191 meters (30.153 feet) to the point of beginning