Address New Owner	Map-Parcel Numbers	Send Tax Bills To:
Ben T. Johnson and James M. Johnson as tenants in common c/o 5717 Maudia Ave. Nashville, TN 37209	Map 091- 12 -0 Parcel 14	New Owner
This instrument prepared by: King & Ballow 315 Union Street, Suite 1100, Nashville, TN 37201		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, B&M Enterprises, a partnership comprised of Ben T. Johnson and James M. Johnson ("Grantor"), by these presents does hereby quitclaim and convey to Ben T. Johnson and James M. Johnson as tenants in common (the "Grantee"), Grantee's heirs and assigns, all of Grantor's interest in that certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property"), and said Property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

STATE OF TENNESSEE)
COUNTY OF Davison)

The actual consideration or value, whichever is greater, for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this 26th day of FEB, 2004.

[SEAL] LISA J. DUKE NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TN

Notary Public
My Commission Expires: 08/16/04

Davidson County DEEDQC
Recvd: 02/26/04 13:35 4pgs
Fees:22.00 Taxes:0.00

20040226-0021980

IN WITNESS WHEREOF, the Grantor has executed this Deed this 26th day of FEB, 2004.

GRANTOR:

B&M ENTERPRISES, a Tennessee general partnership

BEN T. JOHNSON
Its: General Partner

JAMES M. JOHNSON
Its: General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26TH day of FEB, 2004, before me personally appeared BEN T. JOHNSON, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged that he is general partner of B&M Enterprises, a Tennessee general partnership, and that he, as such general partner, executed the same as his free act and deed, for the foregoing purposes therein contained.

Witness my hand and seal, at office in NASHVILLE, Tennessee, this the 26TH day of FEB, 2004.

Lisa J. Duke

NOTARY PUBLIC
[SEAL]

My Commission Expires: 08/16/04

LISA J. DUKE NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26TH day of FEB, 2004, before me personally appeared JAMES M. JOHNSON, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged that he is general partner of B&M Enterprises, a Tennessee general partnership, and that he, as such general partner, executed the same as his free act and deed, for the foregoing purposes therein contained.

Witness my hand and seal, at office in NASHVILLE, Tennessee, this the 26TH day of FEB, 2004.

Lisa J. Duke

NOTARY PUBLIC
[SEAL]

My Commission Expires: 08/16/04

LISA J. DUKE NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TN

EXHIBIT A

Land in Davidson County, Tennessee, being Lots Nos. 309, 311 and 313 of Block 44, Plan No. 1 West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 309 and 311 and 313 front together 75 feet on the northerly side of Illinois Avenue and run back between parallel lines with the easterly margin of an alley, 150 feet to an alley in the rear.

Also included in this conveyance is a strip of land 12 feet X 150 feet, more or less, created by the closing of an alley by Metro Ordinance 941-139.

Subject to all matters of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to B&M Enterprises, a Tennessee general partnership, by deed from David L. Bibee of record in Book/Instrument Number 200004100035876, page n/a, Register's Office for Davidson County, Tennessee.