Address New Owner	Map-Parcel Numbers	Send Tax Bills To:
Ben T. Johnson 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, James M. Johnson ("Grantor"), by these presents does hereby quitclaim and convey to Ben T. Johnson (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

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

GRANTOR

JAMES M. JOHNSON

Davidson County DEEDQC
Recvd: 02/26/04 13:36 3pgs
Fees:17.00 Taxes:0.00

20040226-0021981

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 for the purposes therein contained, and who acknowledged that he executed the same as his free act and deed.

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 James M. Johnson, as tenant-in-common with Ben T. Johnson, by deed from B&M Enterprises, a Tennessee general partnership, of record in Instrument No. 20040226-0021980, Register's Office for Davidson County, Tennessee.