19-A

Prepared by:
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Davidson County DEEDQC
Recvd: 03/02/04 15:58 2pgs
Fees:12.00 Taxes:0.00
20040302-0023731

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Marant Realty LLC 2531 Dickerson Pike Nashville, TN 37207	Same	071-03-0 061.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) the receipt of which is hereby acknowledged, Jennifer Cross, by these presents do hereby quitclaim and convey unto Marant Realty LLC, a Tennessee limited liability company, its successors and assigns, all her right, title and interest in and to the tract of land described as follows:

Land in 12th Civil District of Davidson County, Tennessee, commencing at the southwest corner of the Floyd E. Prey property, described in an unrecorded survey made by W.W. Turner Company, May 14, 1951, thence north 11 deg. 52' east 65 feet with the east margin of Dickerson Road to a point; thence south 72 deg. 11' each 153 feet, more or less, to a point; thence south 15 deg. 37' west 65 feet to a point in the north margin of the Frey property, the south margin of the Henry Gentry property; thence north 72 deg. 11' west with the boundary of the said Frey and Gentry line; 150 feet to the point of beginning.

Also conveyed herewith is that certain non-exclusive ingress/egress easement crossing upon the real property (Lot 8) as conveyed to Thomas G. Whitley and wife, Clara N. Whitley as evidenced by Warranty Deed of record in Book 4669, Page 359, Register's Office for Davidson County, Tennessee to which reference is hereby made, to run with the land, to wit:

Being a 15' wide ingress and egress easement service that property owned by Thomas G. Whitley (DB 7012, Page 389 RODC) having a Metro Tax Map Parcel ID of 0710306100 crossing that property owned by Thomas G. Whitley (DB 4669, Page 359 RODCT) known as Lot 8 of the John L. Gordon Subdivision as of record in BK 843, PG 61 RODCT and having a Metro Tax Map Parcel ID of 07103006200 more accurately described as follows:

Beginning at the southeast corner of said lot 8, a common corner with lot 7, of said subdivision; Thence, with the common line between said lots, N 78 30'00"W, 22.99' to a point; Thence N 37.46' 18" W, 7056' to a point in the northerly line of said lot 8; Thence, with said line, S 72 03' 11" E, 26.63' a point in said line, said point being the southeast corner of the served parcel (0710306100): Thence S 37 46' 18" E, 65.98' to the point of beginning containing 1,024 sq. ft. more or less.

Also conveyed herewith, to run with the land, non-exclusive ingress/egress which serves Lot 5, 6, 7 and 8 as described in Book 2090, Page 582, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer Cross by deed of record in Instrument NO. * , Register's Office for Davidson County, Tennessee.

*20030317-0034962

This conveyance is subject to all restrictions and easements of record and all other easements and building lines as shown on the recorded plat.

The legal description and state of the title have been furnished to the draftsman from the record. The draftsman assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deed conveying this property to Grantor.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness our and this 25 day of February, 2004.

Jennifer Cross
Jennifer Cross

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, James David Leckrone, a Notary Public in and for said County and State, Jennifer Cross, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 25 day of Feb[illegible]

James David Leckrone
Notary Public

JAMES DAVID LECKRONE Notary Public At Large DAVIDSON COUNTY, TENN.

My commission expires: 1/24/2008

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer, is -0-.

Anthony A Cross
Affiant

Subscribed and sworn to before me, this 25 day of Feb., 200[illegible]

Notary Public

JAMES DAVID LE[illegible] Notary Public At Large DAVIDSON COUNTY, TENN.

My commission expires: 1/24/2008