31-B
H+A

Davidson County DEEDQC
Recvd: 03/03/04 15:17 3pgs
Fees:17.00 Taxes:0.00

20040303-0024317

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 20 day of February, 2004.

Notary Public

My Commission Expires: 9-30-2006

This Instrument Prepared By:
Hollins & Associates, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

QUITCLAIM DEED

ADDRESS NEW OWNER:
625 Baxter Lane
Nashville, TN 37220

SEND TAX BILLS TO:
SAME

Map & Parcel #: 160-07-0 017.00

RECITALS:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Robbie D. Jennings, a widow ("GRANTOR"), does hereby quitclaim and convey unto Don R. Jennings, a single man (hereinafter, the "GRANTEE"), all of her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

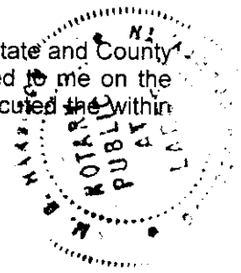
IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand this 20th day of February, 2004.

GRANTOR:

Robbie D. Jennings

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Robbie D. Jennings, 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, at office, this 10 day of February, 2004.

MB Hardeson
Notary Public
My Commission Expires: 9-30-2006

EXHIBIT A
Real Property Description

Land in the 6th Civil District of Davidson County, Tennessee, being the northeast part of Lot No. 12 of the Plan of Subdivision of the Ed Baxter Property, not of record, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, dated February 5, 1957, as follows:
Beginning at an iron pin in the south margin of Baxter Avenue, 2359.4 feet, more or less, easterly from the intersection of the southerly margin of Baxter Avenue and the center line of Old Franklin Pike, the same being in the common line between Lot No. 12 and 13 of the above mentioned plan; thence along a wire fence and the common line between Lots Nos. 12 and 13, southerly 5° west 305 feet to an iron pin; thence South 87°15' West 271.9 feet to an iron pin; thence north 5° East 337 feet to an iron pin in the southerly margin of Baxter Avenue; thence along the southerly margin of Baxter Avenue, South 85° East 271.6 feet to the point of beginning, containing 2.0 acres, more or less.

Being the same property conveyed to Robert J. Jennings and wife, Robbie D. Jennings by Warranty Deed from James R. Read and wife, Mary L. Read, dated August 15, 1960 and filed of record in Book 3105, Page 523, Register's Office for Davidson County, Tennessee.