PREPARED BY:
Thomas H. Ware, Esquire
1800 Parkway Towers
404 James Robertson Parkway
Nashville, Tennessee 37219
(615) 242-8107

Davidson County DEEDQC
Recvd: 03/08/04 11:39 2pgs
Fees:12.00 Taxes:0.00
20040308-0026166

QUITCLAIM DEED

Address of New Owner:	JAMES A. BAYNE, JR. and wife, LINDA K. BAYNE 1527 Union Hill Road Goodlettsville, TN 37072
Send Tax Bills To:	JAMES A. BAYNE, JR., and wife, LINDA K. BAYNE 1527 Union Hill Road Goodlettsville, TN 37072
Map/Parcel Numbers:	17 166

KNOW ALL MEN BY THESE PRESENTS:

That M. BETH BOONE, TRUSTEE, for and in consideration of the sum of $1.00, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a transfer and conveyance, does hereby quitclaim, transfer and convey unto James A. Bayne, Jr., and wife, Linda K. Bayne, as tenants by the entirety with rights of survivorship, their heirs, successors and assigns, all of her right, title or interest in and to the following described tract of land located in Davidson County, Tennessee, including any legal or equitable interest whatsoever she may have, to wit:

"LAND in the 10th Civil District of said County and State, described according to a survey made by Ralph W.C. Lambert, Surveyor, on March 20, 1971, as follows:

BEGINNING at a monument in the northerly margin of Union Hill Road in the east line of the property conveyed to Wayne Justice by deed from William H. Fuqua and wife, Caroline R. Fuqua, of record in Book 4174, page 860, Register's Office for Davidson County, Tennessee; thence North 82 40' degrees 100 feet to an iron pin; thence South 03 06' West 427.65 feet to a pine; thence South 36 degrees West 259.8 feet to an iron pin, thence South 31 degrees 40' East 217.6 feet to an iron pin, thence North 27 degrees East 172.0 feet to an iron pin, thence North 21 degrees 34' East 239.0 feet to an iron pin, thence North 66 degrees 20' West 84.0 feet to an iron pin, thence North 13 degrees 06' East 316.5 feet to monument, the point of beginning, containing 2.0 acres more or less

Being the same property conveyed to James A. Bayne, Jr., by Quitclaim Deed from James A. Bayne, Jr., Alton D. Bayne and Patricia Ann Bayne Justice, of record in Book 8890, page 584, Register's Office for Davidson County, Tennessee. Source of Title 20040308-0026165

This is improved property known as 1527 Union Hill Road Goodlettsville, Tennessee, 37072."

WITNESS my hand this 8th day of March, 2004.

M. Beth Boone, Trustee
M. BETH BOONE, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named bargainor, M. BETH BOONE, TRUSTEE, 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 this the 8th day of March, 2004.

Thomas H Ware
NOTARY PUBLIC
My Commission Expires: 01/28/06

THOMAS H. WARE NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is none.

M. Beth Boone, Trustee
M. BETH BOONE, TRUSTEE

Sworn to and subscribed before me this the 8th day of March, 2004.

Thomas H Ware
NOTARY PUBLIC
My Commission Expires: 01/28/06

THOMAS H. WARE NOTARY PUBLIC STATE OF TENNESSEE