This Instrument Prepared By:
K. Gabriel Heiser, Esq.
LAW OFFICES OF K. GABRIEL HEISER
155 FRANKLIN RD., SUITE 137
BRENTWOOD, TN 37027
(615) 221-9769

Davidson County DEEDQC
Recvd: 03/10/04 14:31 2pgs
Fees:12.00 Taxes:0.00
20040310-0027714

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that JOHN EVAN ROBERTS and VIRGINIA MARIE M. ROBERTS, Grantors, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby quitclaim and convey all of their right, title and interest in the property described below to the following Grantees as tenants in common in the percentages indicated, with rights of survivorship in all of the Grantees, as follows: JOHN EVAN ROBERTS and VIRGINIA MARIE M. ROBERTS, with rights of survivorship as between them, a 99.5% interest; and JOHN E. ROBERTS, JR. and SHERRY SMITH, with rights of survivorship as between them, a 0.5% interest, provided that if JOHN E. ROBERTS, JR. and/or SHERRY SMITH shall die prior to the death of the survivor of JOHN EVAN ROBERTS and VIRGINIA MARIE M. ROBERTS leaving children surviving, then said children shall take their deceased parent's share, with rights of survivorship as among such children. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> BEING Lot No. 250 on the Plan of Fairlane Park, Section III, as of record in Book 2331, pages 145 and 146, Register's Office for said County.
>
> Said Lot No. 250 fronts 100.1 feet on the east site of Cypress Drive and runs back 169.2 feet on the north line and 165.4 feet on the south line to a dead line in the rear on which it measures 99.5 feet.
>
> Being the same property conveyed to JOHN EVAN ROBERTS and VIRGINIA MARIE M. ROBERTS, by deed from George John Eckert, Jr. And Wife, Sara B. Eckert, dated February 17, 1959, of record in Book 2877, Page 173, Register's Office for Davidson County, Tennessee. The legal description set forth above is identical to that in the previous deed of record.
>
> The above described property is being conveyed subject to Restrictions in Book 2598, page 491, said Register's Office.

This is improved property known as 4908 Cypress Drive, Nashville, Tennessee 37211.

No abstract or survey furnished for preparation of this instrument. This description is the same used in the previous deed of record.

IN TESTIMONY WHEREOF, this instrument was executed on 3/9/04 ~~, 2003.~~

JOHN EVAN ROBERTS

Virginia M. Roberts
VIRGINIA MARIE M. ROBERTS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared JOHN EVAN ROBERTS and VIRGINIA MARIE M. ROBERTS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal on March 9, 2004.

Jean Marie Chascsa
NOTARY PUBLIC
My Commission Expires: 9-29-06

JEAN MARIE CHASCSA NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

New Owner/Property address:
JOHN EVAN ROBERTS
4908 Cypress Drive
Nashville, Tennessee 37211

Address of New Owner:
JOHN EVAN ROBERTS
4908 Cypress Drive
Nashville, TN 37211

Mail Tax Bills To:
JOHN EVAN ROBERTS
4908 Cypress Drive
Nashville, TN 37211

PARCEL I.D.
Map 148-13
Parcel 134

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer is No Dollars and No Cents ($0.00).

John E. Roberts, Jr., Affiant

Subscribed and sworn to before me on March 9, 2004.

Jean Marie Chascsa
NOTARY PUBLIC
My Commission Expires: 9-29-06

JEAN MARIE CHASCSA NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN