NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON RESPONSIBLE FOR TAXES	MAP-PARCEL NUMBERS
Jerri B. Sneed and John W. Shoulders	SAME	Map: 105-09-0
(NAME) 2125 Ranson Place		Parcel: 279 16W 15870
(STREET ADDRESS) Nashville, TN 37217		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP)	

Davidson County DEEDQC
Recvd: 03/22/04 14:29 4 pgs
Fees:27.00 Taxes:0.00

20040322-0032227

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
James N. Bryan, Jr. 211 Third Avenue, North Nashville, TN 37201	$ -0- Jerri Sneed (AFFIANT) SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF JANUARY, 2004. Robin R. Davis NOTARY PUBLIC MY COMMISSION EXPIRES: Nov. 24, 2007 (AFFIX SEAL)

ROBIN R. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Commission Expires NOV. 24, 2007

QUITCLAIM DEED

FROM: Valerie J. Shoulders, John W. Shoulders, Jerry B. Sneed and Lisa Laster, being the Heirs at Law of Florine Sneed and husband, Emmanuel Sneed

TO: James N. Bryan, Jr., Trustee,

AND

FROM: James N. Bryan, Jr., Trustee

TO: Jerri B. Sneed and John W. Shoulders

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create tenants in common with right of survivorship in Jerri B. Sneed and John W. Shoulders, we, Valerie J. Shoulders, John W. Shoulders, Jerri B. Sneed and Lisa Laster, by these presents do hereby quitclaim all of our interest unto James N. Bryan, Jr., Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

The following described tract of land, lying and being in the follows:

Being Lot No. 2, Edgehill Estates, Section 63, of record in Book 4595, Page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 90 feet on the northerly margin of Waverly Avenue and extends back between parallel lines measuring 150.00 feet to an alley in the rear on which it measures 90.00 feet.

Being the same property conveyed to Florine Sneed, a married woman, by deed from James H. Chandler, Jr., and wife, Elzer S. Chandler of record in Book 4665, Page 480, et. seq., Register's Office for Davidson County, Tennessee, the said Florine Sneed having died on March 31, 1986, survived by her husband, Emmanuel Sneed, who subsequently died on September 3, 2000 and the Heirs at Law of both are the Grantors referred to above.

unimproved ( )
This is improved (X) property, known as 1000 Waverly Avenue, Nashville, Tennessee 37203 (formally known as a vacant lot at the corner of 10th Avenue, South and Waverly
(House Number) (Street) (P.O. Box) (City or Town) (Zip)

And now, I, the said James N. Bryan, Jr., Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim all my interest unto, Jerri B. Sneed and John W. Shoulders, the said Jerri B. Sneed having a seventy five percent (75%) undivided interest as tenants in common without the right of survivorship and John W. Shoulders having a twenty five percent (25%) undivided interest without right of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made.

IN WITNESS WHEREOF we have hereunto set our hands on this the 8th day of ~~January~~ March, 2004.

Valerie J. Shoulders
Valerie J. Shoulders

John W. Shoulders
John W. Shoulders

Jerri B. Sneed
Jerri B. Sneed

Mona Lisa Laster
Lisa Laster

James N. Bryan, Jr., Trustee
James N. Bryan, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named, Valerie J. Shoulders, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of ~~January~~ March, 2004.

Notary Public

My commission expires: 1-28-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, John W. Shoulders, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of January, 2004.

Notary Public

My commission expires: 08/22/2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jerri B. Sneed, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of ~~January~~ March, 2004.

Notary Public

My commission expires: 1-28-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Lisa Laster, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of ~~January~~ March, 2004.

Notary Public

My commission expires: 1-28-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robin R. Davis, a Notary Public in and for said County and State, the within named James N. Bryan, Jr., Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of ~~January~~ March, 2004.

Robin R. Davis
Notary Public

My commission expires: November 24, 2007

ROBIN R. DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMM. EXP. NOV. 24, 2007