Davidson County DEEDQC
Recvd: 04/05/04 11:32 2pgs
Fees:12.00 Taxes:0.00
20040405-0038057

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Rosetree Trust P.O. Box 148964 Nashville, Tennessee 37214	025-00-0 155.00	Same
This instrument prepared by: R. Claybourne Petrey, Jr., Attorney Ayers Asset Management, Inc., 200 Fourth Avenue North, Nashville, Tennessee 37219		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the premises and the mutual covenants herein, the sufficiency of which are hereby acknowledged, JAMES W. AYERS, a resident of Decatur County, Tennessee (the "Grantor"), by these presents does hereby quitclaim, assign, transfer and set over to ROSETREE TRUST, a Tennessee trust (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described as follows (the "Property"):

See **Exhibit A** attached hereto and incorporated herein.

This is unimproved property located on Dickerson Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 22nd day of January, 2004.

James W. Ayers

James W. Ayers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, R. CLAYBOURNE PETREY, JR., a Notary Public of the State and County aforesaid, personally appeared JAMES W. AYERS, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 22nd day of January, 2004.

R. CLAYBOURNE PETREY, JR. Notary Public At Large DAVIDSON COUNTY, TENN.

Notary Public: R. Claybourne Petrey, Jr.

My Commission expires: My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration for this transfer is $0.00

_____
Affiant

Subscribed and sworn to before me this _____ day of January, 2004.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF April 20 04

Deputy Register

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Tract No. 2 according to an unrecorded survey by Marshall H. Ragan, License No. 332, dated February 14, 1978, described as follows:

Beginning at a concrete monument on the westerly margin of Dickerson Pike, said point being the northeast corner of the Nashville Electric Service Property as recorded in Book 2291, page 153, Register's Office for Davidson County, Tennessee; thence North 50 ° 00' 12" West 314.12 feet to an iron pin; thence North 19° 32' 00" East 33.15 feet to an iron pin; thence South 70° 28' 00" East 294.30 feet to an iron pin on the westerly margin of Dickerson Pike; thence along said westerly margin of Dickerson Pike South 19° 32' 00" West 142.97 feet to the point of beginning, containing 0.59 acre, more or less.

Being the same property conveyed to Dan F. Sanders, William H. Bell, Jr. and James W. Ayers by Warranty Deed of record in Book 5298, page 329, Register's Office for Davidson County, Tennessee.