Davidson County DEEDQC
Recvd: 04/29/04 15:44 3pgs
Fees:17.00 Taxes:0.00
20040429-0048886

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QUITCLAIM DEED

FROM: Phillip Harvey Cannady

TO: Janice Louise Cannady

This instrument Was Prepared by:
Pamela A. Taylor
Stites & Harbison PLLC
Eighteenth Floor
SunTrust Center
Nashville, Tennessee 37219

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Janice Louise Cannady 426 Prestwick Court Nashville, TN 37205	Philip Harvey Cannady, et.al c/o Mechanical Pipe & Supply Co. 3062 Sidco Drive Nashville, TN 37204	Map 132-8 Parcel 9

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled **Janice Louise Cannady v. Phillip Harvey Cannady, Civil Action No. 02D-2539, Fourth Circuit Court of Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Janice L. Cannady
Janice L. Cannady, Affiant

Sworn to and subscribed before me, this the 28th day of April, 2004.

Michelle Ford
Notary Public

My Commission Expires: November 25, 2006

MICHELLE FORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 11/25/06

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement

executed in that certain case styled **Janice Louise Cannady v. Phillip Harvey Cannady, Civil Action No. 02D-2539 in the Fourth Circuit Court for Davidson County, Tennessee. Phillip Harvey Cannady ("Grantor")** owns a one-third (1/3) undivided interest in the property described hereinafter (the "Property") as a tenant in common with the owners of the remaining interests therein. Grantor does hereby quitclaim and convey to **Janice Louise Cannady ("Grantee")** one-half (½) of his right, title, and interest in the Property which is located in **Davidson** County, State of Tennessee, described as follows, to-wit:

> Being Parcel B as shown on the resubdivision of Lots B and C1 Horrell's Sidco Development in Plat Book 3842, page 109, Register's Office for Davidson County, Tennessee and being more particularly described as follows:
>
> Beginning at a point in the easterly right of way of Sidco Drive, said point being the northwesterly corner of the within described property, thence along said right of way S. 01° 57' 00" W. 230.00 feet to a point, thence leaving said right of way S. 88° 02' 55" E. a distance of 301.5 feet; thence N. 1° 49' 32" W. a distance of 249.40 feet; thence N 88° 10' 00" E. a distance of 285.70 feet to the point of beginning.
>
> Being the same property conveyed to Philip H. Cannady, L. Earl Bentz and Gary M. Clark as tenants in common by deed from J.K. Byrd, Executor under the estate of Clay R. Caroland, Jr., deceased, of record in Book 10830, page 276, in the Register's Office for Davidson County, Tennessee.
>
> As a result of this conveyance, Grantor and Grantee shall each own an undivided one-sixth (1/6) interest in the Property as tenants in common with the owners of the remaining interests therein.
>
> The above description is the same as in the previous deed of record.
>
> This conveyance is made subject to:
>
> 1. Matters shown on the Plan of record in Book 3842, page 109, Register's Office for said County.
>
> 2. Subject to the rights as set out in deed to the State of Tennessee of record in Book 1731, page 533, Register's Office for said County.
>
> This is commercial real estate known as 3062 Sidco Drive, Nashville, Tennessee 37204 and has never been the primary residence of the current owners or Grantor hereunder.

Witness my hand this 27 day of April, 2004.

PHILLIP HARVEY CANNADY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Virginia J. Connell, a Notary Public of said County and State, Phillip Harvey Cannady, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of April, 2004.

Virginia J Connell
Notary Public

My Commission Expires: 03/22/08

VIRGINIA J. CONNELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.