Davidson County DEEDQC
Recvd: 04/29/04 15:45 3pgs
Fees:17.00 Taxes:0.00
20040429-0048887

3HB
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BT

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 132-08 Parcel 10, formerly Part of Parcel 7

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.

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

My Commission Expires 11/25/06

12067N:021810:577146:1:NASHVILLE

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 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 Property which is located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot C-1 as shown on the resubdivision of Lots D and C-1 of Horrell's Sidco Development, Plat as shown in Instrument No. 20030605-0077784, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Grantor by deed from Lavada Caroland, Deborah Caroland Pollard, Keeble Caroland Baltuth, Clay R. Caroland, III and Mary Caroland Morphett, collectively as to a two-thirds undivided interest to Philip H. Cannady, Earl Bentz, and Gary M. Clark, as tenants in common by deed of record in Instrument No. 20030909-0131268, 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.

This conveyance is made subject to:

1. Taxes are currently paid by tenant of property, Mechanical Pipe & Supply, Co., but in the future if taxes are not paid by tenant, than Grantee and Grantor would jointly be responsible for their one-half (½) portion of the one-third (1/3) share of the taxes owed on the property.

2. Matters shown on plan of record in Instrument No. 20030605-0077784, Register's Office from Davidson County, Tennessee.

3. Rights reserved with reference to uranium, thorium and all other materials essential to production of fissionable materials as set out in deed to State of Tennessee of record in Book 1731, page 533, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7610, page 584, Register's Office for Davidson County, Tennessee.

5. Easement Agreement for pedestrian and vehicular access of record in Book 7746, page 156, Register's Office for Davidson County, Tennessee.

6. Option Agreement by and between John Andrews as Seller and A.T.C., Inc. as Purchase of record in Book 10026, page 292, Register's Office for Davidson County, Tennessee.

7. Subject to the terms of the conditions and covenants stated in the deeds from CSX Transportation, Inc., or record in Book 7429, page 245, and Book 7925, page 103, Register's Office for Davidson County, Tennessee.

This is commercial real estate generally known as 3066 Sidco Drive, Nashville, Tennessee 37204 and known on tax records as 3068 Sidco Drive, Nashville, Tennessee 37204 and said property has never been the primary residence of any 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.

Notary Public

My Commission Expires: 03/22/08

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