THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

H. Anthony Duncan, Esq.
121 First Avenue South, Suite 200
Franklin, Tennessee 37064

Davidson County DEEDQC
Recvd: 05/25/04 16:05 3pgs
Fees:22.00 Taxes:0.00
20040525-0061572

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ZERO (0).

Patricia F. Simpson
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 13 day of May, 2004.

Leah E Choate
Notary Public
My Commission Expires: 5/30/07

LEAH E. CHOATE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

(Terminating a Tenancy in Common but Creating a Tenancy by the Entirety)

ADDRESS OF NEW OWNER(S):
William W. Simpson, et ux
708 Hamblen Drive
Madison, Tennessee 37115

SEND TAX BILLS TO:
SAME

MAP-PARCEL NUMBERS:
033-15-0-021.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a reconveyance to terminate a tenancy in common, but to create a tenancy by the entirety between us, we, **WILLIAM W. SIMPSON** and **PATRICIA FOSTER SIMPSON**,* hereby convey, remise, release and quitclaim unto **H. ANTHONY DUNCAN**, Trustee, his successors and assigns, the following described tract or parcel of land in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" HEREBY INCORPORATED BY REFERENCE

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, said **H. ANTHONY DUNCAN, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out but without any warranties of tile, hereby convey, remise, release and forever quitclaim unto **WILLIAM W. SIMPSON** and wife **PATRICIA FOSTER SIMPSON**, as tenants by the entirety (and not tenants in common), their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 14 day of May, 2004.

William W. Simpson
WILLIAM W. SIMPSON

Patricia Foster Simpson
PATRICIA FOSTER SIMPSON

Trustee
H. ANTHONY DUNCAN, TRUSTEE

***PATRICIA FOSTER SIMPSON** prior to this conveyance inherited the interest in said realty of Sara M. Foster a/k/a Sarah Foster a/k/a Sarah Ann McCord Foster by a duly probated will of record in Will Book 5578, Page 1408375, Davidson County Probate Court Clerk's Office, Docket No. 04P308 and as recorded as Instrument No. 20040416-0043134, Davidson County Register of Deed's Office. Sara Foster died in Davidson County, Tennessee on November 19, 2003.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **WILLIAM W. SIMPSON**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 13 day of May, 2004.

Leah E Choate
Notary Public

My Commission Expires: 5/30/07

LEAH E. CHOATE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **PATRICIA FOSTER SIMPSON**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 13 day of May, 2004.

Leah E Choate
Notary Public

My Commission Expires: 5/30/07

LEAH E. CHOATE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **H. ANTHONY DUNCAN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker) to execute this instrument on behalf of the maker.

Witness my hand this 14th day of May, 2004.

Sandra S. Tomlin
Notary Public

My Commission Expires: 2-19-07

SANDRA S. TOMLIN Notary Public At Large WILLIAMSON COUNTY, TN

LEGAL DESCRIPTION/ EXHIBIT A

BEING Lot No. 184 on the Map of Primrose Acres Subdivision, Section II, as of record in Book 2900, Page 43, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the easterly margin of Hamblen Drive, the common corner of Lots Nos. 183 and 184; thence northerly along said margin of said Drive 150 feet to a point; thence South 81degrees 47' East 213.25 feet to a point; thence South 6 degrees 16' East 105.30 feet to a point; thence southwesterly 104.3 feet to a point; the common corner of Lots Nos. 182 and 184; thence westerly along the line between said two lots and continuing along the line between Lots Nos. 183 and 184, 218.8 feet to the point of beginning.

BEING the same property conveyed to SARA M. FOSTER and WILLIAM W. SIMPSON by Warranty Deed from JACOB N. PEELER and wife, JO ANN PEELER of record in Book 3998, Page 398, Register's Office for Davidson County, Tennessee.