PICK-UP

This instrument was prepared by:

Smith, Hirsch, Blackshear & Harris, PLC
One Vantage Way, Suite B-105
Nashville, Tennessee 37228
(615) 242-5003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater is $-0-.

Affiant

Subscribed and Sworn to before me, this 21st day of May, 2004.

Notary Public

My Commission Expires: 01/26/08

JACQUELINE ORR WIGGINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires 1/26/08

Map/Parcel# 81-12-115

Davidson County DEEDQC
Recvd: 06/01/04 11:52 3pgs
Fees:22.00 Taxes:0.00
20040601-0063763

The Name and Address of the new owner is:	MAIL TAX BILLS TO:
Ernest Ray Allen, Sr. & wife, Brenade Maxwell-Allen 1507 24TH Avenue North Nashville, Tennessee 37208	Same

QUITCLAIM DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and for the express purpose of a conveyance to the named Trustee for a re-conveyance of the herein described property back to the Ernest Ray Allen, Sr. (Grantor) and his wife, Brenade Maxwell-Allen, to create a Tenancy by the Entirety, I, Ernest Ray Allen, Sr. ("Grantor") do hereby bargain, sell and by the presents do hereby grant, transfer and convey unto Carolyn Piphus, as Trustee and not otherwise, all of my respective rights, title and interest in and to the following property located in Davidson County, Tennessee, to wit:

Being Lot 317 on the Plan of McGavock, Wetmore and others, First Addition to Nashville, called the Town of McGavock, of record in Book 21, page 23, Register's Office for said County.

Said Lot 317 fronts 50 feet on the easterly side of Arthur Avenue, formerly Wetmore Street, and runs back between parallel lines 150 feet to an alley.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS A TRACT OF LAND CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 4278, PAGE 641, R.O.D.C., TN DESCRIBED AS FOLLOWS:

Beginning at the apparent common corner of Lots 316 and 317 on the Plan of McGavock, Wetmore and Others' First Addition, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, said common corner being located by survey, South 47 degrees 30 Minutes 29 seconds East 301 feet along the westerly margin of an alley from its intersection with the southerly margin of Jane Street; thence continued with the westerly margin of said alley and the easterly boundary of said Lot 317, South 47 degrees 30 minutes 29 seconds East 50 feet to the apparent common corner of Lots 317 and 318 in the aforesaid subdivision; thence with the common line between said Lots 317 and 318, South 42 degrees 33 minutes 42 seconds West 78.00 feet to a point; thence North 18 degrees 46 minutes 48 seconds West 26.90 feet to a point; thence North 1 degree 37 minutes 04 seconds East 40.27 feet to a point in the common line between said Lots 316

and 317, thence with the common line between said Lots 316 and 317, North 42 degrees 33 minutes 42 seconds East 34.62 feet to the point of beginning, containing 3004 square feet.

Said above described land is condemned in fee simple, It is to be used for the construction of a controlled access highway and all right of ingress or egress to, from and across the same to and from abutting lands is hereby condemned.

In addition to the above there is hereby condemned an easement, 20 feet in width, across and through the lands of the condemnees, more particularly described as follows:

Beginning at a point in the common line between Lots 316 and 317 on the Plan of McGavock, Wetmore and Others' First Addition, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, said point being North 42 degrees 33 minutes 42 seconds East 84.86 feet from the easterly margin of Arthur Avenue, as surveyed along said common line; thence continuing with said common line, North 42 degrees 33 minutes 42 seconds East 30.52 feet to the Right-of-Way Line of Interstate Route I-265; thence with and binding on said Right-of-Way Line, South 1 degree 37 minutes 04 seconds West 40.27 feet to a point; thence North 76 degrees 28 minutes 15 seconds West 20.44 feet to a point; thence on a line being parallel to and 20 feet from (measured at right angles) the aforesaid Right-of-Way Line, North 1 degree 37 minutes 04 seconds East 13 feet to the point of beginning, containing 533 square feet.

Being the same property conveyed to Ernest Ray Allen, Sr. by deed from Nick Stuart, Executor of the Estate of Nettie G. Grimes of record in Book 8296, page 547, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record that may affect the property.

This is improved property known as 1622 Arthur Avenue, Nashville, TN 37208

Now, therefore, I, Carolyn Piphus, as Trustee and not otherwise and for the express purpose as set forth hereinabove, do hereby bargain, sell and by these presents do hereby quitclaim, transfer and convey unto Ernest Ray Allen, Sr. and wife, Brenade Maxwell-Allen as Tenants by the Entirety to have and to hold the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said Carolyn Piphus, as Trustee and not otherwise or further, forever.

In Witness my hand this 21st day of May, 2004.

Ernest Ray Allen Sr.

Ernest Ray Allen, Sr.

Trustee

Carolyn Piphus, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, JACQUELINE ORR WIGGINS a Notary Public, duly appointed, Commissioned and qualified in and for the State and County aforesaid, **Ernest Ray Allen, Sr.**, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), who signed and delivered the foregoing instrument in my presence and who, upon oath, executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at office in Nashville, Tennessee on this 21st day of May, 2004.

Jacqueline Orr Wiggins
NOTARY PUBLIC

My Commission Expires: 01/26/08

JACQUELINE ORR WIGGINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires 1/26/08

STATE OF Tennessee]

COUNTY OF Davidson]

Personally appeared before me, JACQUELINE ORR WIGGINS a Notary Public, duly appointed, Commissioned and qualified in and for the State and County aforesaid, **Carolyn Piphus**, as Trustee and not otherwise, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), who signed and delivered the foregoing instrument in my presence and who, upon oath, executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at office in Nashville, Tennessee on this 21st day of May, 2004.

Jacqueline Orr Wiggins
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