PICK-UP

Davidson County DEEDQC
Recvd: 07/14/04 15:10 2pgs
Fees:12.00 Taxes:0.00
20040714-0084110

This Instrument Was Prepared By: (CBR)
Stokes Bartholomew Evans & Petree, P.A.
424 Church Street, Suite 2800
Nashville, TN 37219

Name and Address of New Owner:	Send Tax Bills To:	Tax Map/Parcel No.:
Ludine E. Groomes 1221 Vintage Place Nashville, TN 37215	New Owner	Map 145-5 Parcel 34

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KENNETH L. GROOMES** (hereinafter the "GRANTOR"), does hereby quitclaim and convey unto **LUDINE E. GROOMES** (hereinafter the "GRANTEE"), her heirs and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 18 on the Plan of Vintage Place, as of record in Book 4460, page 148, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the southerly margin of Vintage Place, the common front corner of Lots Nos. 18 and 19 on the Plan of Vintage Place, of record in Book 4460, page 148, Register's Office for Davidson County, Tennessee; thence along the southerly margin of Vintage Place and with a curve to the right, a distance of 140.27 feet to a concrete monument; thence continuing with said southerly margin South 77°35' East, a distance of 89.0 feet to an iron pin, being the common front corner of Lots Nos. 18 and 17; thence leaving said southerly margin of Vintage Place South 10°25' West, a distance of 300.0 feet to a concrete monument; thence South 26°55' West, a distance of 544.4 feet to a concrete monument in the northerly margin of the Husband property; thence leaving the Husband property line North 11°57' East, a distance of 526.2 feet to a concrete monument; thence North 6°53' West, a distance of 288.0 feet to the point of beginning.

Being the same property conveyed to Kenneth L. Groomes and wife, Ludine E. Groomes, by Warranty Deed from James E. Pattterson d/b/a Patterson Construction & Realty Co., of record in Book 5105, page 926, Register's Office for Davidson County, Tennessee.

This is improved property known as 1221 Vintage Place, Nashville, Tennessee 37215.

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

IN WITNESS WHEREOF, the GRANTOR has caused this Quitclaim Deed to be executed as of this 13 day of July, 2004.

GRANTOR:

Kenneth L. Groomes

KENNETH L. GROOMES

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared KENNETH L. GROOMES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 13 day of July, 2004.

JOE M. GOODMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires:
1-26-08

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Kenneth L. Groomes

AFFIANT

Subscribed and sworn to before me this
13 day of July, 2004.

JOE M. GOODMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public
My Commission Expires:

261345.1/6348.1