THIS DOCUMENT PREPARED BY:
FRONTIER TITLE & ESCROW, INC.
109C EAST AVENUE
GOODLETTSVILLE, TN 37070-0485

NEW OWNER'S ADDRESS:
SEND TAX BILLS TO:
B&R Rental Property
1704 Hanover Road
Nashville, TN 37216

TRACT I	MAP: 081 GROUP: 07-0 PARCEL: 224.00
TRACT II	MAP: 105 GROUP: 07-0 PARCEL: 033.00
TRACT III	MAP: 081 GROUP: 08-0 PARCEL: 382.00

QUITCLAIM DEED
(PREPARED BASED ON INFORMATION PROVIDED NO TITLE SEARCH HAVING BEEN CONDUCTED)

FOR AND IN CONSIDERATION no monetary consideration and for the express purpose of making a re-conveyance to establish proper tenancy as **tenants in common without right of survivorship**, I, Billy Wayne Rickles, II, **(Grantor),** by these presents do hereby quitclaim and convey all of my/our interest unto Michael P. Davis, Trustee, his/her successors and assigns the following described tract or parcel of land, to wit:

Real estate located in Davidson County, Tennessee is more particularly described as follows, to-wit:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 27 of the Map of William M. Butler's Subdivision of record in Book 57, Page 98, Register's Office for said County.

Said Lot No. 27 fronts 50 feet on the Westerly side of Sixteenth Avenue North, formerly Butler Street, and runs back between parallel lines 144 ½ feet to an alley. This improved property commonly known as 1811 16th Avenue North, Nashville, Tennessee 37208.

Tract II:
Land in Davidson County, Tennessee, being Lot 56 on the Plan of Humphrey Houston and Martins Addition, as of record in Book 36, Page 117, Register's Office for said County.

Said Lot No. 56 fronts 50 feet on the Southerly side of Humphreys Street and runs back between parallel lines 150 feet to an alley. This is improved property commonly known as 415 Humphreys Street, Nashville, Tennessee 37203.

Tract III:
Land in Davidson County, Tennessee, described as follows:

Being part of Lot Nos. 222 and 224 in the North Nashville Real Estate Company's Plan of Lots, as of record in Book N. 21, page 105, Register's Office, Davidson County, Tennessee. This is improved property commonly known as 702 Garfield Street, Nashville, Tennessee.

This being the same property conveyed to Billy Wayne Rickles, II by Quitclaim Deed dated 4/11/2003 from Linda Millaway, Executrix of The Estate of Billie W. Rickles of record in Instrumnet Number 20040126-0009662 Register's Office Davidson County, Tennessee.

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

And now, I, the said Michael P. Davis, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Billy Wayne Rickles, II and James Roy Minton as tenants in common without right of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Davidson County DEEDQC
Recvd: 07/19/04 13:43 2pgs
Fees:17.00 Taxes:0.00
20040719-0085890

IN WITNESS WHEREOF we have hereunto set our hands on the 14th day of July, 2004.

Billy Wayne Rickles, II

Michael P. Davis, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public at Large, the within named Billy Wayne Rickles, II, the Bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 14th day of July, 2004.

Notary Public

My commission expires: 11/27/2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public at Large, the within named Michael P. Davis, Trustee, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 14th day of July, 2004.

Notary Public

My commission expires: 11/27/2004

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 14th day of July, 2004.

Notary Public

My commission expires: 11/27/2004