Davidson County DEEDQC
Recvd: 07/22/04 15:39 3pgs
Fees:18.00 Taxes:344.10
20040722-0087997

This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP
(GSB)
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Cynthia S. Lyall 200 Cargile Lane Nashville, TN 37205	Same	104-10 155

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Ann C. Sanders (hereinafter "Grantor"), does hereby quitclaim and convey to Cynthia S. Lyall, her heirs and assigns (hereinafter "Grantee"), all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described with greater particularity in **Exhibit A**, attached and incorporated by reference (the "Property").

This is improved property known as 3204 Overlook Drive, Nashville, Tennessee 37212. The Property is conveyed subject to all limitations, matters that would be shown on a survey, restrictions and encumbrances as may affect the Property, including without limitation all zoning restrictions, and irrespective of whether such limitations, matters, restrictions and encumbrances are of record.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1st day of July, 2004.

GRANTOR: Ann C. Sanders by Cynthia S. Lyall P.O.A.

ANN C. SANDERS
By Cynthia S. Lyall, Attorney-in-fact for Ann S. Sanders under Durable Power of Attorney dated July 25, 1997 of record at Instrument Number 20021022-0129728, Davidson County Register's Office

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $93,000.00.

Cynthia S. Lyall

Subscribed and sworn to before me, this 1st day of July, 2004.

Gail Smith Bradford

NOTARY PUBLIC

My Commission Expires:

GAIL SMITH BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 29, 2005

*The preparer of this Quitclaim Deed has not reviewed a survey or restrictive covenants, etc. for purposes of the conveyance.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Gail Smith Bradford a Notary Public in and for said State and County duly commissioned and qualified, Cynthia S. Lyall, Agent under a Durable Power of Attorney for Ann C. Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18 day of July, 2004.

Gail Smith Bradford

Notary Public

My Commission Expires:

GAIL SMITH BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 29, 2005

45262875.1

EXHIBIT A

REAL PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 164 on the Map of Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, and described according to survey by Erle Drake, County Surveyor, October 30, 1930, as follows:

Beginning at a point on the northerly margin of Overlook Drive, formerly Hillside Drive, at the common corner of Lots 159 and 164; thence with the line between said lots northwesterly 180 feet to a point in the southerly line of Lot 157; thence with the line between Lots 157 and 164, southwesterly 70 feet to the common corner of Lots 164 and 165; southeasterly 180 feet to the northerly margin of Overlook Drive; thence with the margin of said Drive, northeasterly 70 feet to the beginning.

Being the same property conveyed to Ann C. Sanders and Cynthia S. Lyall from David S. Popkin and wife Hae Yung Popkin, by deed of record at Book 5186, Page 366, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive covenants of record in Book 2011, page 89, Register's Office for said County; and an easement for sewer lines as set out in instrument of record in Book 2033, page 155, the plan showing location of said easement being of record in Book 2033, pages 157 and 158, Register's Office for Davidson County, Tennessee.