3/13
BBS
D.SC

Davidson County DEEDQC
Recvd: 07/23/04 09:49 4pgs
Fees:22.00 Taxes:0.00
20040723-0088146

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001
Doc. 2484312 djs

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
JUDITH SIMMONS HUMPHREYS 1000 Foxwood Road Nashville, Tennessee 37215	Same	Map: 130-15 Parcel: 27

WHEREAS, I, JAMES R. HUMPHREYS, am an owner of the property hereinafter described as a tenant by the entirety with my spouse, JUDITH SIMMONS HUMPHREYS;

WHEREAS, I now desire to convey to my spouse, JUDITH SIMMONS HUMPHREYS, all my right, title and interest in such property, so that she will be the sole owner of said property;

NOW, THEREFORE, and in consideration of love and affection (and no monetary consideration), I, JAMES R. HUMPHREYS, do hereby quitclaim and convey unto my spouse, JUDITH SIMMONS HUMPHREYS, all of my right, title and interest in and to the property described on Exhibit A hereto.

The description on Exhibit A hereto is the same as that contained in the prior deed.

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

This is improved property known as 1000 Foxwood Road, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 22 day of July, 2004.

James R. Humphreys
JAMES R. HUMPHREYS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, JAMES R. HUMPHREYS, 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 within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of July, 2004.

Debra J Schriver
Notary Public

DEBRA J. SCHRIVER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires:
10/21/07

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Judith L. Humphreys
Affiant

Subscribed and sworn to before me
this 22nd day of July, 2004.

Debra J Schriver
Notary Public

DEBRA J. SCHRIVER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires:
10/21/07

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 12 on the Map of Harpeth Valley Estates, Section 1, of record in Book 1835, page 86, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southwesterly margin of Tyne Boulevard, the common corners of Lots Nos. 12 and 13 on said Plan; thence, with the line between said lots south 41 degrees 08 minutes west 210 feet to a point in said line, the same being the southeast corner of Lot No. 12; thence, north 48 degrees 52 minutes west 227 feet to a point which said point is 10 feet east of a 50 foot drive heretofore dedicated to the County for road purposes; thence, north 41 degrees 08 minutes east 190 foot to a point, said point being 10 feet east of the 50 foot drive hereinabove mentioned; thence, around a slight curve having a radius of 20 feet, 31.42 feet to a point on the southwesterly margin of Tyne Boulevard; thence, easterly with the margin of Tyne Boulevard 207 feet to the point of beginning.

Also included in this conveyance is a tract of land adjoining the part of Lot 12 above described and more particularly described as follows:

Beginning at the southeast corner of Lot No. 12 of the Harpeth Valley Estate of record in Book 1835, page 86, Register's Office for Davidson County, Tennessee, said point also being a point in the westerly margin of Lot No. 12 of the Harpeth Valley Estates and the same being 210 feet from the northwest corner of Lot No. 13 of the Harpeth Valley Estate; thence, along the west line of said Lot No. 13 south 41 degrees 08 minutes west 196.13 feet to a point, the southwest corner of Lot No. 13 of Harpeth Valley Estates; thence north 48 degrees 52 minutes west 227 feet to a point, said point being 10 feet east of the 50 feet drive dedicated for land purposes and as shown on the Map of Harpeth Valley Estate; thence , north 41 degrees 08 minutes east 200.19 feet to a point in the southerly line of Lot No. 12 of the Harpeth Valley Estates; thence, along said line of Lot No. 12 south 48 degrees 52 minutes east 227 feet to the point of beginning.

The 10 foot strip of land running parallel to the west line of part of Lot No. 12 herein conveyed and the west line of the tract adjoining part of Lot No. 12 herein conveyed and also running parallel to the east side of the 50 foot drive as shown on the Map of Harpeth Valley Estates was expressly excluded from the conveyance from George Henry Tyne to Williams J. Tyne in the Deed of record in Book 2272, page 270, Register's Office for grantor and grantee in said deed that said 10 foot strip be dedicated to Davidson County for road purposes so that said drive as shown on the Map of Harpeth Valley Estates shall be enlarged to 60 feet in width.

However, the 10 foot strip above mentioned and set forth has since been conveyed by George Henry Tyne to Mildred Gray Holm for life, with remainder to Mildred Helm Scales and husband, John V. Scales, by Deed of Record in Book 2337, page 121, Register's Office for Davidson County, Tennessee, to which deed reference is here made for particulars and the full contents thereof, the said Mildred Gray Helm having since died. It is the intention of the grantor to

include in this conveyance and grantor does hereby transfer and convey all of her right, title, and interests to said strip of land 10 feet wide as fully described in said deed.

Being the same property conveyed to JAMES R. HUMPHREYS and JUDITH SIMMONS HUMPHREYS, by deed of record in Book 5748, page 135, Register's Office of Davidson County, Tennessee.