THIS INSTRUMENT PREPARED BY: WILLIAM L. UNDERHILL, Attorney
509 Lentz Drive
Madison, Tennessee 37115

Based on information provided by the parties.

Davidson County DEEDQC
Recvd: 08/16/04 11:48 2pgs
Fees:12.00 Taxes:0.00
20040816-0098741

QUITCLAIM DEED

ADDRESS OF NEW OWNER(S)	SEND TAX BILL	MAP & PARCEL
Andrew J. Blackwell, III.	SAME	103-12-254
114 Mayfair Road		
Nashville, TN 37205		

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Sworn to and subscribed before me, this 12th day of August, 2004.

Andrew J. Blackwell, III
AFFIANT

Karen Ba
NOTARY PUBLIC

My Commission Expires: 9/25/04.

FOR AND IN CONSIDERATION OF the sum of ten dollars cash in hand paid by the hereinafter named "Grantees" and other good and valuable consideration, the receipt of which is hereby acknowledged, I, ANDREW J. BLACKWELL, III, "Grantor," do hereby quitclaim and convey unto ANDREW J. BLACKWELL, III, and FRANCES H. BLACKWELL, "Grantees," as joint tenants with full right of survivorship, their heirs and assigns, all my interest in and to the following described property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 of Block "E" on the Plan of Cherokee Park Subdivision, Section No. 1, of record in Book 547, pages 169 and 170, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 75 feet on the easterly side of Mayfair Road and runs back 140 feet on the southerly line and 139.98 feet on the northerly line to the westerly line of Lot No. 5 and measures 75 feet thereon.

Being the same property conveyed to Andrew J. Blackwell, III, by deed of record bearing instrument number 20030714-0098025, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 114 Mayfair Road, Nashville, Tennessee.

WITNESS my hand this 12th day of August, 2004.

Andrew J. Blackwell, III

ANDREW J. BLACKWELL, III

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, **ANDREW J. BLACKWELL, III**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12 day of August, 2004.

Karen B

NOTARY PUBLIC

My Commission Expires: 9/25/04.