Instrument Prepared By:
ESQUIRE TITLE & ESCROW, INC.
30 BURTON HILLS BLVD., SUITE 200
NASHVILLE, TN 37215

The Actual Consideration or Value, whichever is greater, for this transfer is $ -0-

Affiant

Subscribed and sworn to before me this 10th day of **SEPTEMBER**, 2004.

Notary Public

My Commission Expires: 05/29/05

Davidson County DEEDQC
Recvd: 09/15/04 15:11 3pgs
Fees:17.00 Taxes:0.00
20040915-0111408

L. DYKE TATUM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

QUITCLAIM DEED

Address New Owner:
Curtis M. Groves & Faith J. Groves
Tract 2 River Road
Nashville, TN 37209

Send Tax Bills To:
SAME
736 RODNEY DRIVE
NASHVILLE, TN 37205

Map-Parcel Numbers:
Part of 66-34

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Domingo A. Carletello and Stacy Carletello, husband and wife, Curtis M. Groves and Faith J. Groves, husband and wife, and David W. Duke, III, and Kayce M. Duke, husband and wife,** by these presents does hereby transfer and quitclaim and convey unto **CURTIS M. GROVES AND WIFE, FAITH J. GROVES**, their successors and assigns, all of their right, title, and interest in and to the following described tract of land:

SEE ATTACHED EXHIBIT "A"

BEING THE SAME PROPERTY CONVEYED TO **Domingo A. Carletello and Stacy Carletello, husband and wife, Curtis M. Groves and Faith J. Groves, husband and wife, and David W. Duke, III, and Kayce M. Duke, husband and wife**, BY DEED FROM GEORGE E. POWELL, EXECUTOR OF THE ESTATE OF FRANCES HENDRICKSON POWELL, OF RECORD IN INSTRUMENT NO. 20040622-0073801, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY IS SOLD SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS WHICH SHOULD BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE HEIRS, SUCCESSORS AND ASSIGNS OF THE GRANTORS AND GRANTEES HEREIN AND SHALL CONTINUE FOR 30 YEARS FROM THE DATE HEREOF UNLESS OTHERWISE AGREED TO.

1.) NO DOUBLE WIDE MOBILE HOME, NO TRAILERS AND NO MODULAR HOMES ARE PERMITTED.
2.) THE RESIDENCE MUST HAVE A MINIMUM OF 2,500 SQUARE FOOT OF LIVING SPACE.
3.) NO METAL OR WIRE FENCES TO BE PERMITTED EXCEPT IN THAT PORTION OF THE PROPERTY WHICH IS CONSIDERED TO BE IN A FLOOD PLAIN.
4.) ONLY ONE RESIDENCE TO BE BUILT ON SAID PROPERTY.
5.) NO VEHICLES IN DISREPAIR TO REMAIN ON PROPERTY MORE THAN 30 DAYS. NO JUNK OR INOPERABLE VEHICLES TO BE STORED ON SAID PROPERTY.
6.) ANY COMMERCIAL USE OF PROPERTY IS STRICTLY RESTRICTED TO THAT WHICH MAY BE RUN OUT OF THE RESIDENCE WHILE BEING USED AS A RESIDENCE.
7.) NO LIVESTOCK PERMITTED ON THE PROPERTY WITH THE EXCEPTION OF COWS AND HORSES.

This is unimproved property, **TRACT 2 OF RIVER ROAD, NASHVILLE, TENNESSEE 37209.**

This is unimproved property, **TRACT 2 OF RIVER ROAD, NASHVILLE, TENNESSEE 37209.**

WITNESS my hand this _____ day of **September**, 2004

DOMINGO A. CARLETELLO

STACY CARLETELLO

CURTIS M. GROVES

FAITH J. GROVES

DAVID W. DUKE

KAYCE M. DUKE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

On this 10th day of SEPTEMBER, 2004, before me, a Notary Public within and for the State and County aforesaid, personally appeared **Domingo A. Carletello, Stacy Carletello, Curtis M. Groves, Faith J. Groves, David W. Duke, III, and Kayce M. Duke** the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **THEY** executed the within instrument for the purposes therein contained.

Notary Public I. DYKE TATUM

My Commission Expires: 05/29/05

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

PROPERTY DESCRIPTION-TRACT 2

BEGINNING AT AN IRON PIN IN THE RIGHT-OF-WAY OF RIVER ROAD PIKE, SAID PIN BEING THE SOUTHWEST CORNER OF DESCRIBED TRACT AND ALSO BEING SOUTH 48 DEGREES 12 MINUTES 24 SECONDS EAST 98.73 FEET FROM THE SOUTHEAST CORNER OF DAVIDSON COUNTY MAP 66 PARCEL 33; THENCE NORTH 11 DEGREES 30 MINUTES 00 SECONDS EAST 904.79 FEET TO AN IRON PIN; THENCE NORTH 56 DEGREES 30 MINUTES 00 SECONDS EAST 245.82 FEET TO AN IRON PIN; THENCE NORTH 11 DEGREES 30 MINUTES 00 SECONDS 3291.22 FEET TO A POINT IN THE CUMBERLAND RIVER (PASSING AN IRON PIN AT 3153.01 FEET); THENCE SOUTH 77 DEGREES 37 MINUTES 39 SECONDS EAST 271.66 FEET TO A POINT; THENCE SOUTH 11 DEGREES 30 MINUTES 00 SECONDS WEST 821.33 FEET (PASSING AN IRON PIN AT 141.84 FEET) TO AN IRON PIN; THENCE SOUTH 78 DEGREES 30 MINUTES 00 SECONDS EAST 87.12 FEET TO AN IRON PIN; THENCE SOUTH 11 DEGREES 30 MINUTES 00 SECONDS WEST 728.66 FEET TO AN IRON PIN; THENCE NORTH 78 DEGREES 30 MINUTES 00 SECONDS WEST 87.82 FEET TO AN IRON PIN; THENCE SOUTH 11 DEGREES 30 MINUTES 00 SECONDS WEST 1742.17 FEET TO AN IRON PIN; THENCE SOUTH 56 DEGREES 30 MINUTES 00 SECONDS WEST 508.41 FEET TO AN IRON PIN; THENCE SOUTH 11 DEGREES 30 MINUTES 00 SECONDS WEST 767.90 FEET TO AN IRON PIN; THENCE WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 2 DEGREES 00 MINUTES 50 SECONDS, A RADIUS OF 2869.21 FEET, A LENGTH OF 100.84 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 46 DEGREES 12 MINUTES 48 SECONDS WEST AND 100.84 FEET TO THE POINT OF BEGINNING. CONTAINING 25.28 ACRES.