FB 12
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THIS INSTRUMENT PREPARED BY:
Kim B. Watson, Esq.
Waller Lansden Dortch & Davis
A Professional Limited Liability Company
511 Union Street, Suite 2700
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 09/23/04 16:10 3pgs
Fees:17.00 Taxes:0.00
20040923-0115225

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Ragland Corporation c/o Walter H. Crouch, Esq. 511 Union Street, Suite 2700 Nashville, Tennessee 37219	Same	Map 93-10 Parcel Nos. 386 and 388

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), Delana Goins Oglesby, Successor Trustee of the LEWIS CHILDREN'S TRUST and JIM E. MCCULLOUGH (collectively, "Grantor"), by these presents do hereby quitclaim unto RAGLAND CORPORATION, a Tennessee corporation ("Grantee"), its successors and assigns, their entire interest in and to two certain parcels of improved land in Davidson County, Tennessee, being more particularly described as follows:

The real property more particularly described in Exhibit A attached hereto (the "Property").

This is improved property located at 304 and 306 4th Avenue South, Nashville, Tennessee 37201, and Grantor collectively represents and warrants that the Property is not either of Grantor's usual place of residence.

Grantor's interest in the Property is conveyed subject to the limitations, restrictions and encumbrances as may affect the Property.

WITNESS our hand this 23rd day of September, 2004.

GRANTOR:

LEWIS CHILDREN'S TRUST

By: Delana Goins Oglesby, Trustee
Delana Goins Oglesby, Successor Trustee

Jim E. McCullough
JIM E. MCCULLOUGH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Delana Goins Oglesby**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Successor Trustee of the Lewis Children's Trust, an irrevocable inter vivos trust, the within named bargainor, and that she as such Successor Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust, by herself as Trustee.

Witness my hand and seal, at office in Nashville, TN, this the 23rd day of September, 2004.

Notary Public

My Commission Expires SEPT. 25, 2004

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Jim E. McCullough**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this the 23rd day of September, 2004.

Notary Public

My Commission Expires SEPT. 25, 2004

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this the 23rd day of September, 2004.

Notary Public

My Commission Expires SEPT. 25, 2004

My Commission Expires:_____

Exhibit A

Legal Description

Parcel 386

Being a tract of land in Nashville, Tennessee, lying in the 6th Councilmatic District of Davidson County. Bounded on the north and east by 1-65 Realty Partners, L.L.C., as recorded in Instrument Number 200203040026600, Registers Office of Davidson County (RODC); bounded on the south by Lewis Children's Trust and J.E. McCullough, as recorded in Instrument Number 200203110029904, RODC; and bounded on the west by the eastern Right of Way (ROW) of 4th Avenue South. Being portions of Lots 22 and 23 of Kirkman Subdivision of Davidson Acadamy, as recorded in Book R, Page 460, RODC. Tract being described as follows:

Beginning at a point lying on said eastern ROW of 4th Avenue South said point being S32°56'16"E 19.00' from the intersection of said eastern ROW of 4th Avenue South and the southern ROW of Molloy Street and being the northwest corner of the tract being described; thence leaving said ROW of 4th Avenue South with the following: N57°21'18"E 83.16 to a point, said point being the northeast corner of the tract being described; thence S32°41'05"E 26.00 to a point, said point being the southeast corner of the tract being described; thence S56°59'23"W 83.04' to a point lying on the said eastern ROW of 4th Avenue South, said point being the southwest corner of the tract being described; thence along said ROW of 4th Avenue South N32°56'16"W 26.53' to the point of beginning.

Containing 2,183 square feet or 0.05 acres.

Parcel 388

Being a tract of land in Nashville, Tennessee, lying in the 6th Councilmatic District of Davidson County. Bounded on the north by Lewis Children's Trust and J.E. McCullough, as recorded in Instrument Number 200203110029904, Register's Office of Davidson County (RODC), and by I-65 Realty Partners, L.L.C., as recorded in Instrument Number 200203040026600, RODC; bounded on the east by the western Right of Way (ROW) of Almond Street; bounded on the south by Ragland Corporation as recorded in Deed Book 3160, Page 227, RODC; and bounded on the west by the eastern ROW 4th Avenue South. Being the southerly 19' of Lot 23 and the northerly 30.5' of Lot 24 of Kirkman Subdivision of Davidson Acadamy, as recorded in Book R, Page 460, RODC. Tract being described as follows:

Beginning at a point lying on said eastern ROW of 4th Avenue South, said point being S32°56'16"E 67.52' from the intersection of said eastern ROW of 4th Avenue South and the southern ROW of Molloy Street and being the northwest corner of the tract being described; thence leaving said ROW of 4th Avenue South N56°59'23"E 148.04' to a point lying on said western ROW of Almond Street, said point being the northeast corner of the tract being described; thence along said ROW of Almond Street S32°34'34"E 49.44' to a point, said point being the southeast corner of the tract being described; thence leaving said ROW of Almond Street S57°20'10"W 147.73' to a point lying on the said eastern ROW of 4th Avenue South, said point being the southwest corner of the tract being described; thence along said ROW of 4th Avenue South N32°56'16"W 48.52' to the point of beginning.

Containing 7,243 square feet or 0.17 acres, according to that certain Boundary Survey dated September 9, 2004 by Robert M. Searson, Registered Surveyor's No. 1666.

Being the same property conveyed to Lewis Children's Trust (a 45% interest) and Jim E. McCullough (a 55% interest) by deed from L.M.M., A Joint Venture, who's owners are Jim E. McCullough (40%), Jimmy Lewis (40%), and Wayne M. McInturff and wife, Emma S. McInturff (30%), both of which are deceased, of record as Instrument No. 20020311-0029904, said Register's Office.