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Realty Title
48-A

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $0. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF SEPTEMBER, 2004 NOTARY PUBLIC MY COMMISSION EXPIRES: 3/14/2005 (AFFIX SEAL)

FORM No. WD-1

Davidson County DEEDQC
Recvd: 09/29/04 10:29 3pgs
Fees:17.00 Taxes:0.00
20040929-0117056

This instrument prepared by: Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	Tax Bills to:	MAP-PARCEL NUMBERS
Jason M. Sheer	SAME	
(NAME) 806 Caldwell Lane	(NAME)	118-14-65
(STREET ADDRESS) Nashville, TN 37204	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, A. Ray Williamson, by these presents, quitclaims and conveys unto Jason M. Sheer and wife, Elizabeth B. Sheer, all of his right, title and interest in and to the following tract or parcel of land, to-wit:

See Attached Exhibit "A"

Being the same property conveyed to Jason M. Sheer and wife, Elizabeth B. Sheer by deed from Ronald D. Runyeon, of record in Instrument No. 20010502-0044292, Register's Office for Davidson County, Tennessee.

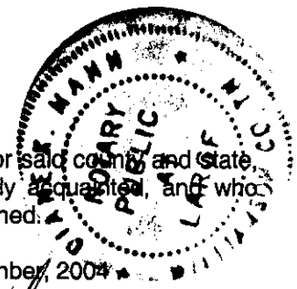
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property located at 806 Caldwell Lane, Nashville, TN 37204.

Witness my hand this 8th day of September, 2004.

A. Ray Williamson

STATE OF TENNESSEE
COUNTY OF DAVIDSON



Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, A. Ray Williamson, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My commission expires: 3/14/2005

EXHIBIT "A"

Land in Davidson County, State of Tennessee, described as follows to wit:

TRACT I:

A certain tract or parcel of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, near Nashville being the west part of Lot No. 1 on the Revised Plat or part of Thompson's Glen Leven Subdivision, of record in Plan Book 3, Page 20, of the Chancery County at Nashville and described according to a copy of a survey thereof made June 27, 1942, by S.R. Sanford, Jr., Surveyor as follows:

Beginning at the southeast intersection of Caldwell Lane and McConnell Street, at the northwest corner of said Lot No. 1; thence along the south margin of Caldwell Lane, easterly 124.85 feet to a point, which is 247.55 feet west of the westerly margin of Franklin Road; thence, southerly 185 feet to a point in the line between Lots 1 and 2, which point is 297.01 feet west of the westerly margin of Franklin Road; thence with the line between Lots No. 1 and 2 westerly 198 feet to the easterly margin of McConnell Street, thence with the margin of the same northeasterly 204.6 feet to the point of beginning.

TRACT II:

Being the east 122.55 feet front the west 247.55 feet front of Lot No. 1 on the Revised Plat of part of Thompson's Glen Leven Subdivision, as of record in Plan Book 3, Page 20, pf the Chancery Court at Nashville and described as follows:

Beginning at a point in the south margin of Caldwell Lane, 125 feet east of the southeast intersection of McConnell Street and Caldwell Lane, thence east, along the southerly margin of Caldwell Lane, 122.55 feet to a point 174.35 feet west of the southwest intersection of Franklin Road and Caldwell Lane, the northwest corner of that part of Lot No. 1 conveyed to Chas. B. Hicks, by deed of record in Book 1077, Page 682, Register's Office for said County; thence southerly with Hicks' westerly line 186.2 feet to a point in the dividing line between Lots Nos. 1 and 3 of said Subdivision, said point being 169.81 feet west of the westerly margin of Franklin Road. as measured along the dividing line between said Lots Nos. 1 and 3; thence westerly with the dividing line between Lots Nos. 1, 2, and 3, 127.2 feet to a point 198 feet more or less east of the easterly margin of McConnell Street; thence northerly 185 feet to the point of beginning.