QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 10/04/04 16:20 2 pgs
Fees:12.00 Taxes:0.00
20041004-0119412

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4th DAY OF October, 2004

NOTARY PUBLIC

JAMES S. HOUSER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MARCH 22, 2008

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00402-MERIDIAN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Meridian Construction Company, LLC	same	MAP: 147-08
1105 Natchez Road	1105 Natchez Road	Parcel: 19
Franklin, TN 37069	Franklin, TN 37069	

FOR AND 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, WE,

D. SHANE TEETERS AND WIFE, AMY TEETERS **

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

MERIDIAN CONSTRUCTION COMPANY, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is unimproved property known as 339 Flora Maxwell Road, Nashville, TN 37211

Witness our hand on this 4th day of October, 2004

D. Shane Teeters

Amy Teeters

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named: D. Shane Teeters and Amy Teeters, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that D. Shane Teeters and Amy Teeters executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 4th day of October, 2004

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County beginning at a point 95.6 feet east of the intersection of the south margin of Flora Maxwell Road and Taylor Road at the north east corner of the Barbara Battle Property (DB 10043, page 994).

Thence along the south margin of Flora Maxwell Road, North 85 degrees, 38 minutes 39 seconds East 137.28 feet to an iron pin (new).

Thence along the west boundry line of a plat of record in Plat Book 5200, page 263 for the next two calls:

South 1 degree 45 minutes 55 seconds East 214.35 feet to an iron pin (new).
South 1 degree 49 minutes 5 seconds West 35.76 feet to an iron pin (new).

Thence with the Linda Pratt property, North 83 degrees 32 minutes 6 seconds West 221.21 feet to an iron pin (new).

Thence with the east margin of Taylor Road for the next 2 calls:

North 13 degrees 24 minutes 49 seconds West 30.05 feet to an iron pin (new).
North 4 degrees 52 minutes 18 seconds West 34.51 feet to an iron pin (new).

Thence leaving the margin with the aforementioned Barbara Battle for the next two calls:

North 85 degrees 38 minutes 39 seconds East 95.61 feet to an iron pin (new).
North 3 degrees 10 minutes 32 seconds West 144.00 feet to the point of beginning and containing 0.887 acre, more or less according to a survey by by John E. Franklin, Jr.

Being the same property conveyed to D. Shane Teeters and wife Amy Teeters D/B/A Meridian Construction Company, LLC in instrument number 20040831-0105355 Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herrein

** the original warranty deed recorded in instrument number 20040831-0105355 incorrectly conveyed the subject property to D. Shane Teeters and wife Amy Teeters D/B/A Meridian Construction Company, LLC. This quitclaim deed is being recorded to correct said error.