3118 Sir Lane

PICK-UP

This instrument prepared by:
Sherrard & Roe, PLC (KAB)
424 Church Street, Suite 2000
Nashville, TN 37219

Davidson County DEEDQC
Recvd: 10/18/04 16:10 5pgs
Fees:27.00 Taxes:0.00
20041018-0125223

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Patricia D. McDowell 609 Enquirer Avenue Nashville, TN 37205	Same	Tract I: Map No. 130.02 Parcel No. 104 Tract II: Map No. 130.03 Parcel No. 64

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, William Douglas McDowell and wife, Patricia D. McDowell (hereinafter referred to collectively as the "Grantor"), do hereby quitclaim, transfer and convey all of their right, title and interest in and to the following described property to Patricia D. McDowell (hereinafter referred to as the "Grantee"), said property being a certain tracts or parcels of land in the County of Davidson, State of Tennessee, and more particularly described as follows:

SEE EXHIBIT A ATTACHED.

This is improved property having a street address of 609 Enquirer Avenue, Nashville, TN 37205 (Tract I) and 620 Royal Oaks Place, Nashville, TN 37205 (Tract II).

IN TESTIMONY WHEREOF, GRANTOR has caused this deed to be signed by its duly authorized officer, on the 31 day of October, 2004.

GRANTOR:

WILLIAM DOUGLAS McDOWELL

Patricia D. McDowell

PATRICIA D. McDOWELL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William Douglas McDowell and wife, Patricia D. McDowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 1st day of October, 2004.

Andrea D. Grant
Notary Public

My Commission Expires: May 24, 2008

ANDREA D. GRANT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $-0-, and no other monetary consideration.

Affiant

Sworn to and subscribed before me
this 1st day of October, 2004.

Andrea D. Grant
Notary Public

ANDREA D. GRANT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: May 24, 2008

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 and the northerly 75 feet of Lot No. 2 on the Plan of the Country Club Land Company's Subdivision of the 25 acre tract in Belle Meade, as of record in Book 421, Page 116, Register's Office for said County, described according to a copy of a survey made February 19, 1935, by John Wilkes, Civil Engineer, as follows:

Beginning on the westerly margin of Enquirer Avenue at the corner of Lots Nos. 3 and 4; thence with the line between said two lots, westwardly 278 feet on the common corner of Lots Nos. 3.4, and 10 and 11; thence with the line between Lots Nos. 3 and 11 and Lots Nos. 2 and 12, southwardly 179.4 feet to the northwest corner of the property conveyed to Nashville Trust Company, Trustee, by deed from James A. Howell and wife, of record in Book 587, Page 532, Register's Office for said County; thence with the northerly line of the last mentioned property, eastwardly 315 feet to the westerly margin of Enquirer Avenue; thence with same northwardly 175 feet to the beginning.

Being the same property conveyed to M. Rush Benton and wife, Joan R. Benton, by deed dated 8/26/94, from Mary Lee Copp Canale, unmarried, of record in Book 9448, Page 849, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
3) All matters appearing on the Plan of of record in Book 421, Page 116, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of a Resubdivision of Royal Oaks, Section A, as of record in Book 1424, Page 55, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard T. cromwell and wife, Ida Louise Cromwell by deed from John M. Hooper, II and wife, Lisle C. Hooper of record in Book 5202, Page 985, Register's Office for Davidson County, TN.