File #04-7490

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
THOMAS E. STEWART, TRUSTEE WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY	MAP 42-16, PARCEL 212
333 GALLATIN ROAD SOUTH	
MADISON, TN 37115	
SEND TAX BILLS TO:	
SAME	

Davidson County DEEDQC
Recvd: 11/12/04 13:47 4pgs
Fees:22.00 Taxes:0.00
20041112-0136397

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, this 21 ST DAY OF October, 2004.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 21 ST DAY OF Oct, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/24/2008

DAVIDSON COUNTY, TENNESSEE NOTARY PUBLIC AT LARGE DENISE C. ALLIS

QUITCLAIM DEED

WHEREAS , HERMAN WIND, TRUSTEE, WITH FULL AUTHORITY TO LEASE, SELL, TRANSFER, CONVEY, ENCUMBER, MORTGAGE OR OTHERWISE CONVEY WITHOUT JOINDER OF BENEFICIARY, hereinafter called "TRUSTEE", was conveyed certain property by Deed of record in Book 4803, page 232, Register's Office for Davidson County, Tennessee; and

WHEREAS, said TRUSTEE died on November 27 1995; and

WHEREAS, said Trustee held title to the herein property for the benefit of MSW INVESTMENTS, a Tennessee partnership; and

WHEREAS, the partners of the said MSW INVESTMENTS, a Tennessee partnership wish to appoint a new trustee to hold title to said property.

NOW, THERFORE, FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00)

DOLLAR, CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt and sufficiency of which are hereby expressly acknowledged, I/WE, THOMAS E. STEWART, , DIANE WATERS AND THE HERMAN WIND FAMILY TRUST, BEING ALL OF THE PARTNERS OF MSW INVESTMENTS, A TENNESSEE PARTNERSHIP, hereinafter referred to as GRANTORS, do hereby quitclaim and convey unto THOMAS E. STEWART, TRUSTEE, WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, his successors, heirs and assigns, hereinafter referred to as GRANTEES, all of our right, title and interest in and to certain real estate in DAVIDSON County, Tennessee, said property being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth herein.

This is improved property known as 411 GALLATIN ROAD SOUTH, MADISON, TN 37115.

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my/our hand(s) and seal(s) on this the 21ST day of October, 2004.

MSW PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP

BY: _____
THOMAS E. STEWART, PARTNER

BY: _____
DIANE WATERS, PARTNER

BY: HERMAN WIND FAMILY TRUST, PARTNER BY:

AMSOUTH BANK, TRUSTEE

BY: _____ S. V P
(TITLE)

BY: _____
PATSY WIND, TRUSTEE

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS E. STEWART, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, TENNESSEE, on this the 21ST day of October, 2004.

notary public

My commission expires: 5/24/2008

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIANE WATERS, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, TENNESSEE, on this the 21st day of October, 2004.

notary public

My commission expires: 5/24/2008

STATE OF TENNESSEE :

COUNTY OF Davidson :

BEFORE ME, THE UNDERSIGNED, a notary public in and for the county and state abovementioned, personally appeared Otis Spodin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be S. V. P. (or other officer authorized to execute the instrument) of AMSOUTH BANK, TRUSTEE, the within named bargainor, a TENNESSEE BANKING INSTITUTION, and that such S. V. P. executed the foregoing instrument for the purpose therein contained, by personally signing the name of the BANKING INSTITUTION as such S. V. P.

Witness my official hand and seal, at office, IN Madison, Tennessee, on this 21 ST day of October, 2004.

Notary Public

My commission expires: 5/24/2008

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATSY WIND, TRUSTEE, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 21 ST day of October, 2004.

notary public

My commission expires: 5/24/2008

EXHIBIT 'A'
(LEGAL DESCRIPTION)

Certain tracts or parcels of land located in the 11th Civil District of Davidson County, Tennessee being Lots Nos. 81, 82, 83 on the map of Madison Realty Company's Subdivision as of record in Book 547, page 164, Register's Office for Davidson County, Tennessee.

Lots Nos. 81 and 82, each, front 49 feet, the easterly side on a 40 feet street, and run back easterly between parallel lines, 150 feet, the southerly line running with the northerly margin of Harris Avenue, to the westerly line of Lot No. 80.

Lot No. 83 fronts 48 feet on the easterly side of said 40 foot street, and runs back easterly to the westerly line of Lot No. 80 and shows 41 feet on said line. The northerly line of Lot No. 83 runs easterly with the northerly line of said subdivision.

Included in the above but excluded from this conveyance is the following described property previously conveyed to R.L. McGaugh et ux, Sara McGaugh on November 6, 1944 per Deed Book 1306, page 598, Register's Office for Davidson County, Tennessee.

Being the West 28 feet front and 7 feet rear of Lot No. 80 and the east parts of Lots Nos. 81, 82 and 83, on the map of Madison Realty Company's subdivision at Madison, of record in Book 547, page 164, said Register's Office for said County, and described as follows:

Beginning at a point in the north margin of Harris Avenue 128 feet easterly margin of a 40 foot street adjoining the Gallatin Road shown on said plan, said point also being 22 feet west of the common corner of Lots Nos. 80 and 81; thence northerly 135 feet more or less to the north line of Lot No. 83, and being 43 feet west of the common northerly corner of Lot Nos. 80 and 83; thence easterly along the north line of Lot Nos. 83 and 80, 50 feet to a point which is 7 feet east of the common northerly corner of Lots Nos. 80 and 83; thence southerly 135 feet more or less to the north margin of Harris Avenue, which point is 50 feet west of the corner of Lots Nos. 79 and 80; thence with the north margin of Harris Avenue westerly 50 feet to the point of beginning.

Being the same property conveyed to Herman Wind, Trustee, with full authority to lease, sell, transfer, convey, encumber, mortgage or otherwise convey without joinder of beneficiary, by Warranty Deed from E. Graves Pate, J.H. Pate, and Alberta Pate Harris, an undivided one-half interest as tenant in common; and Elizabeth Graves Kirkpatrick and Martha Marna Graves, an undivided one-half interest as tenant in common, of record in Book 4803, page 232, Register's Office for Davidson County, Tennessee.