QUITCLAIM DEED

THIS INDENTURE, made and entered into as of the 3rd day of November, 2004, by and between

MARIE BURNS COX, Executrix of the estate of Sarah Jean Groce Hart,

Hereinafter referred to as Grantor, and

MARIE COX and BARRY DEWAYNE COX,

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby DEMISE, RELEASE AND FOREVER QUITCLAIM unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Book 20040818-0, at page 100023, Instrument Number _____, of Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Marie Burns Cox

MARIE BURNS COX

Davidson County DEEDQC
Recvd: 12/01/04 11:39 3pgs
Fees:17.00 Taxes:0.00

20041201-0142894

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, MARIE BURNS COX, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 3rd day of NOVEMBER, 2004.

PRISCILLA EATON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Priscilla Eaton
Notary Public
Commission expires: MARCH 26, 2005

My Commission Expires MAR. 26, 2005

STATE OF _____ }
COUNTY OF _____ }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, , the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the _____ day of _____, _____.

_____
Notary Public
Commission expires: _____

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Dina Olzi
Affiant

Subscribed and sworn to before me this 30th day of November 2004.

Virginia M. Noble
Notary Public
Commission Expires _____

This instrument was prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

VIRGINIA M. NOBLE NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Virginia M. Noble, Notary Public
Robinson Twp., Allegheny County
My Commission Expires June 19, 2007
Member, Pennsylvania Association of Notaries

RETURN TO:
National Real Estate
100 Beecher Dr.
Pittsburgh, PA 15205

SEND TAX BILLS TO:
Marie & Barry Cox
4416 Prescott Rd
Nashville, TN 37204

PROPERTY ADDRESS:
4416 Prescott Road
Nashville, TN 37204

MAP PARCEL NO.:
132-15-44.00

EXHIBIT A

LEGAL DESCRIPTION

SITUATE IN DAVIDSON COUNTY, TENNESSEE:

BEING LOT NO. 94 ON THE PLAN OF SOUTHMEADE, SECTION III, AS OF RECORD IN BOOK 2900, PAGE 92, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED FROM MARIE COX TO BARRY DEWAYNE COX BY DEED RECORDED 8-18-04, INSTRUMENT #20040818-0100023 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

LESS AND EXCEPTING DEED BOOK 10515, PAGE 476, FROM SARAH JEAN HART, WIDOW OF FRANK E. HART TO THE STATE OF TENNESSEE:

SITUATE IN THE STATE OF TENNESSEE, TO WIT:

BEGINNING AT A POINT ON THE WEST EXISTING CONTROLLED ACCESS RIGHT OF WAY LINE OF INTERSTATE ROUTE 65, SAID POINT BEING ON THE COMMON PROPERTY LINE BETWEEN JAMES D. FROST, ET UX. AND THE GRANTORS HEREIN AND LOCATED 150.23 FEET LEFT OF INTERSTATE ROUTE 65 SURVEY CENTERLINE STATION 203 + 81.33; THENCE WITH SAID COMMON PROPERTY LINE SOUTH 82 DEGREES 45 MINUTES 00 SECONDS WEST A DISTANCE OF 14 FEET, MORE OR LESS, TO A POINT LOCATED 163.49 FEET LEFT OF SURVEY CENTERLINE STATION 203 + 77, MORE OR LESS, SAID POINT BEING ON THE WEST PROPOSED CONTROLLED ACCESS RIGHT OF WAY LINE; THENCE WITH SAID PROPOSED CONTROLLED ACCESS RIGHT OF WAY LINE NORTH 08 DEGREES 09 MINUTES 24 SECONDS EAST A DISTANCE OF 164 FEET, MORE OR LESS, TO A POINT LOCATED 163.49 FEET LEFT OF SURVEY CENTERLINE STATION 205 + 40, SAID POINT BEING ON THE COMMON PROPERTY LINE BETWEEN VICTOR J. BOERO, ET UX. AND THE GRANTORS HEREIN, THENCE WITH SAID COMMON PROPERTY LINE NORTH 77 DEGREES 05 MINUTES 57 SECONDS EAST A DISTANCE OF 15 FEET, MORE OR LESS, TO A POINT LOCATED 150.14 FEET LEFT OF SURVEY CENTERLINE STATION 205 + 46.96, SAID POINT BEING ON THE WEST EXISTING CONTROLLED ACCESS RIGHT OF WAY LINE OF INTERSTATE ROUTE 65; THENCE WITH SAID EXISTING CONTROLLED ACCESS RIGHT OF WAY LINE SOUTHWESTERLY A DISTANCE OF 165.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,187 SQUARE FEET, MORE OR LESS, AND BEING A PORTION OF THE SAME PROPERTY CONVEYED UNTO THE GRANTORS AS OF RECORD IN DEED BOOK 3132, PAGE 169, REGISTERS OFFICE FOR
DAVIDSON COUNTY.

EXCEPTING AND RESERVING ALL THAT CERTAIN PROPERTY ACQUIRED BY STATE OF TENNESSEE FROM SARAH JEAN HART BY DEED DATED 06/24/1997 RECORDED 07/02/1997 IN DEED VOLUME 10515 PAGE 476.

Our File No. 042077 ©