McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

PREPARED BY:
McCANN & HUBBARD
7105 Crossroads Blvd.
Suite 102
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

Nancy G. Shea
AFFIANT

Subscribed and sworn to before me
this 7 day of December, 2004.

SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: My Commission Expires March 27, 2005

ADDRESS OF NEW OWNER:
John C. Shea
3012 Medial Avenue
Nashville, Tennessee 37215

SEND TAX BILLS TO:
New Owner

Map: 117-2, Parcel 75

Davidson County DEEDQC
Recvd: 12/09/04 08:39 2pgs
Fees:12.00 Taxes:0.00
20041209-0146630

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **John C. Shea and wife, Nancy G. Shea,** Grantor, hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **John C. Shea,** Grantee. Said property conveyed herein is described as follows:

A lot or parcel of land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 1, on the Plan of the Farm Lands of Samuel Watkins, deceased, of record in Plat Book 57, page 16, Register's Office for Davidson County, Tennessee. Being Lot No. 17, Block 6, as of record in Book 974, page 24, Register's Office for Davidson County, Tennessee, as follows:

Said Lot fronts 75 feet on the easterly side of Natchez Trace, running back on the northerly side 186 feet and on the southerly side 192 feet and measures 75 feet in the rear.

Being the same property conveyed to John C. Shea and wife, Nancy G. Shea, by Warranty Deed from James L. Batte, a single man, of record in Book 5139, page 140, Register's Office for Davidson County, Tennessee.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

This is improved property known as 3010 New Natchez Trace, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 6 day of DECEMBER, 2004.

John C. Shea

John C. Shea

Nancy G. Shea

Nancy G. Shea

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **John C. Shea**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 1th day of December, 2004.

Notary Public

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/27/05

My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Nancy G. Shea**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 3rd day of December, 2004.

Notary Public

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/27/05

My Commission Expires [illegible]