Prepared by and
When recorded, please return to:

Dewrell Sacks, LLP
5 Concourse Parkway, Suite 3100
Atlanta, Georgia 30328
0409N060

PREPARED BY MARA SACKS:

Davidson County DEEDQC
Recvd: 12/30/04 09:52 2 pgs
Fees:12.00 Taxes:0.00

20041230-0154556

QUIT CLAIM DEED

STATE OF TENNESSEE DAVIDSON COUNTY

Parcel ID# 094-01-0-231

THIS INDENTURE made this 22 th day of September, 2004 between

MARGARET ANN (KING) REYNOLDS

Hereinafter called "Grantor", and

MARGARET ANN REYNOLDS, UNMARRIED AND FLOYD REYNOLDS, UNMARRIED

Hereinafter called "Grantee" (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor, for and in consideration of the sum of **Love and Affection** and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 131, ON THE PLAN OF PAYNE, BLAKEMORE & CUMMINS ADDITION TO NASHVILLE, OF RECORD IN BOOK 57, PAGE 70, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 50 FEET ON THE WEST SIDE OF SOUTH FOURTEENTH STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 153 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MARGARET ANN KING REYNOLDS BY FINAL DECREE, DATED November 1, 1979 AND FILED OF RECORD IN BOOK 5957, PAGE 305, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID REGISTER'S OFFICE.

LESS & EXCEPT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

(cont'd)
EXHIBIT "A" (cont'd)

RIGHT-OF-WAY AQUISTION
BEGINNING AT THE SOUTHEAST CORNER OF PROPERTY, SHOWN ON TAX MAP 094-01, AS PARCEL 231.00, SAID POINT BEING ON THE PRESENT WESTERLY RIGHT-OF-WAY- OF SOUTH 14TH STREET, 23.10 FEET OF STA. 14+58.56 OF PROJECT 03-M-29 ON FILE AT THE PUBLIC WORKS DEPARTMENT OF DAVIDSON COUNTY, TENNESSEE, SAID POINT BEING THE BEGINNING.

THENCE: LEAVING THE SOUTHERN LINE OF PRESENT RIGHT-OF-WAY OF SOUTH 14TH STREET, ALONG THE SOUTHERN LINE OF THE ABOVE MENTIONED PARCEL,

T.A.I.

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NORTH 83 DEGREES 31 MINUTES 49 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A POINT;

THENCE; LEAVING THE SOUTHERN LINE OF THE ABOVE MENTIONED PARCEL, WITH THE PROPOSED RIGHT-OF-WAY OF SOUTH 14TH STREET, NORTH 06 DEGREES 41 MINUTES 10 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT, SAID POINT BEING IN THE NORTHERN LINE OF THE ABOVE MENTIONED PARCEL;

THENCE; WITH THE PARCELS NORTHERN LINE SOUTH 83 DEGREES 31 MINUTES 49 SECONDS EAST, A DISTANCE OF 5.00 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE ABOVE MENTIONED PARCEL AND ALSO BEING THE PRESENT WESTERLY RIGHT-OF-WAY OF SOUTH 14TH STREET;

THENCE; WITH THE PRESENT WESTERLY RIGHT-OF-WAY OF SOUTH 14TH STREET SOUTH 06 DEGREES 41 MINUTES 10 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID PORTION OF LAND CONTAINS 250 SQUARE FEET OR 0.0057 ACRES, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT
BEING A STRIP OF LAND 21.00 FEET IN WIDTH AND 50.00 FEET IN LENGTH STARTING AT 28.10 FEET LEFT OF STA. 14+58.53 RUNNING PARALLEL AND PERPENDICULAR TO THE PROPOSED RIGHT-OF-WAY OF SOUTH 14TH STREET AND OF THE ABOVE MENTIONED PORTION OF LAND;

SAID PORTION OF LAND CONTAINS 1,050 SQUARE FEET, OR 0.0241 ACRES.

BEING A PORTION OF LAND FROM MARGARET ANN K. REYNOLDS, SHOWN ON PROPERTY TAX MAP 094-01, PART OF PARCEL 231.00, DEED BOOK 5957, PAGE 305, IN REGISTERS OFFICE DAVIDSON COUNTY, TENNESSEE.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00 .

Subscribed and sworn to before me this the
day of Sept. 2004

Margaret Ann King Reynolds
Affiant

My commission expires:
(Affix Seal)

Notary Public

CLARA TOWERS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said described premises to Grantee, [illegible] heirs and assigns forever. Grantor covenants with Grantee that Grantor is lawfully seized in fee simple of the aforesaid real estate; that Grantor has a good right to sell and convey the same as aforesaid; that the same is unencumbered, except for [illegible]; and that Grantor will forever warrant and defend the title to the same against the lawful claims of all persons whomsoever, except for the exceptions hereinabove mentioned or referred to.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary

MAR

Margaret Ann King Reynolds 9/22/04
MARGARET ANN (KING) REYNOLDS (Seal)

_____ (Seal)

NOTARY PUBLIC
DAVIDSON CO., TN
MY COMMISSION EXPIRES FEB. 18, 2007

New Owner: Margaret Ann & Floyd Reynolds
7125. 14th St, Nashville, TN. 37206
Responsible For Taxes: Margaret Ann & Floyd
Reynolds, 7125. 14th St., Nashville, TN. 37206