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

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
LINDA F. STARKEY	MAP 72-8, parcel 170, and MAP 34-9, parcel 16
405 CUMBERLAND HILLS	
HENDERSONVILLE, TN 37075	
SEND TAX BILLS TO:	
Same	

Davidson County DEEDQC
Recvd: 01/03/05 12:04 3 pgs
Fees:17.00 Taxes:0.00
20050103-0000473

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, this 13th DAY OF December, 2004.

Barbara Black
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13th DAY OF December 2004.

Denise A. Ellis
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/24/2008

NOTARY PUBLIC DENISE A. ELLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

QUITCLAIM DEED

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, RICHARD REID, UNMARRIED, hereinafter referred to as GRANTOR, do hereby quitclaim and convey unto LINDA F. STARKEY, UNMARRIED, a/k/a LINDA BUYD STARKEY, UNMARRIED, her successors, heirs and assigns, hereinafter referred to as GRANTEE, all of my/our right, title and interest in and to certain real estate in Davidson County, Tennessee, said properties 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 1900 Avalon Drive, Nashville, TN 37216, and 1507 Monticello Avenue, Goodlettsville, TN 37072.

SAID PROPERTIES are conveyed subject to such limitations, restrictions and encumbrances

as may affect the premises.

WITNESS my hand and seal on this the 13th day of December, 2004.

RICHARD REID

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

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

WITNESS my hand and official seal at Madison, TENNESSEE, on this the 13th day of December, 2004.

notary public

My commission expires:

BARBARA BLACK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 26, 2005

EXHIBIT 'A'
(LEGAL DESCRIPTION)

TRACT NO. ONE: Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Virginia Manor, which is of record in Plat Book 1835, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Linda Boyd Starkey, unmarried, by Deed from Michael D. Hutchins and wife, Terry S. Hutchins, of record in Book 10685, page 471, Register's Office for Davidson County, Tennessee.

TRACT NO. TWO: LAND in Davidson County, Tennessee, being part of Lot No. 28 on the Map of BRANSFORD REALTY COMPANY'S ALTA LOMA SUBDIVISION, as of record in Book 421, page 44, Register's Office for Davidson County, Tennessee, and being designated as Tract No. 5 on the unrecorded survey showing a division of a part of Lots Nos. 28 and 30 of said subdivision for Clyde Loftis, made by N. G. Jenkins, Surveyor, dated April 4, 1959, described as follows according to said survey.

BEGINNING at a point in the center line of Monticello Drive or Avenue, at the corner of Tracts Nos. 5 and 6, said point being 315.5 feet, more or less, North from the center line of West Monticello Drive or Avenue; thence, with the line between said Tracts 5 and 6, South 88 deg. 19' East 295 feet, more or less, to a point; thence North 2 deg. 45' West 64 feet, more or less, to a corner of Tract No. 4, thence with the line between Tracts 5 and 4; North 88 deg. 03' West 318.9 feet, more or less, to the center line of Monticello Drive or Avenue; thence with the center line of Monticello Drive or Avenue, South 31 deg. 20' East 71 feet, more or less, to the point of beginning.

Being the same property conveyed to Linda F. Starkey, unmarried, by Warranty Deed from Larry Stubbs and wife, Sharon Simms Stubbs, of record in Instrument No. 20000515-0048900, Register's Office for Davidson County, Tennessee.

At the time, the said Linda F. Starkey, a/k/a Linda Boyd Starkey was purportedly married to Richard Reid, who joined in a subsequently recorded Deed of Trust; however, Linda F. Starkey and Richard Reid, were never actually legally married and Richard Reid executes the herein Quitclaim Deed to convey any interest whatsoever in the subject property.