THIS INSTRUMENT PREPARED BY:

JOE F. FOWLKES
ATTORNEY AT LAW
PULASKI, TENNESSEE

**ARA L. WALLS**

**TO.....QUITCLAIM DEED**

**VIVIAN B. SIMS**

Davidson County DEEDQC
Recvd: 01/10/05 16:00 2 pgs
Fees:12.00 Taxes:0.00
20050110-0003790

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, I, ARA L. WALLS, do hereby convey, release and forever quitclaim unto VIVIAN B. SIMS, her heirs and assigns, all my right, title and interest in and to the following described real estate:

Situated in Davidson County, Tennessee, to wit:

BEING Lot No. 12 and part of a parcel marked Reserved which adjoins said Lot 12, on the Plan of Hydes Ferry Park, Section II, of record in Plat Book 2330, page 176, Register's Office for Davidson County, Tennessee, bounded on the north by Emerald Drive; east by James Brown, J.F. McClellan and Hollis Gaines; on the south by Claxton Starnes and Gus Richards, Jr. and described more particularly as follows:

BEGINNING at a concrete monument corner in the right-of-way of Emerald Drive, 626.2 feet, more or less, from the west right-of-way line of Hydes Ferry Pike; thence S 21 deg. 52' 21" E, 316.40 feet to an iron pin corner; thence N 64 deg. 00' 45" E, 140.80 feet to an iron pin corner; thence S 05 deg. 54' 47" W, 240 feet to an iron pin corner; thence N 88 deg. 36' 38" W, 197.19 feet to an iron pin; thence S 19 deg. 11'23" W, 229.50 feet to an iron pin; thence N 88 deg. 25' 37" W, 224.75 feet to a concrete monument; thence N 28 deg. 05' 00" E, 422.70 feet to an iron pin; thence N 35 deg. 38' 44" W, 244.99 feet to an iron pin corner in the south right-of-way line of Emerald Drive; thence with the said right-of-way line of Emerald Drive on a curve to the right, the radius of which is 453.20 feet, the central angle of which is 13 deg. 39' 10", the chord of which is N 60 deg. 54' 40" E, 107.74 feet along the curve distance of 107.99 feet to an iron pin; thence continuing with the S right-of-way line of Emerald Drive, N 67 deg. 44' 15" E, 137.40 feet to the point of beginning.

Being the same property conveyed to the undersigned by deed appearing of record in Book 8445, page 402, Register's Office, Davidson County, Tennessee.

This being the same property located at 1616 Emerald Drive and additional 3.30 acres, Nashville, TN 37218.

MAP 16-15 PARCEL NOS. 12 & 13

THIS THE 3rd DAY OF January, 2005.

Ara L. Walls
ARA L. WALLS

STATE OF TENNESSEE
COUNTY OF GILES

On this 3rd day of January, 2005, before me personally appeared ARA L. WALLS, to me known, or proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Wanda Erwin
NOTARY PUBLIC

WANDA ERWIN NOTARY PUBLIC AT LARGE GILES COUN., TENN.

MY COMMISSION EXPIRES: 10/24/08

STATE OF TENNESSEE
COUNTY OF GILES

I hereby swear or affirm that the foregoing instrument is a Quitclaim Deed which is exempt from Item "S" taxation under the provisions of Tennessee Law.

Vivian L. Sims
AFFIANT

SUBSCRIBED AND SWORN to before me this the 3rd day of January, 2005.

Wanda Erwin
NOTARY PUBLIC

WANDA ERWIN NOTARY PUBLIC AT LARGE GILES COUN., TENN.

MY COMMISSION EXPIRES: 10/24/08

NAMES AND ADDRESSES OF A
PROPERTY OWNER AND MORTGAGEE: Vivian B. Sims