3HB
S.R
LAW

This instrument prepared by:
Sherrard & Roe, PLC (CMC)
424 Church Street, Suite 2000
Nashville, TN 37219

# QUITCLAIM DEED

FROM: E. B. Shepard Company

**Grantor**

TO: J. Kenneth Jacobs, E.B. Shepard, Sylvia J. Shepard, and Ellie Jacobs

**Grantee**

Davidson County DEEDQC
Recvd: 02/10/05 13:03 3 pgs
Fees:17.00 Taxes:0.00
20050210-0015578

| Address New Owner as Follows: | Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes | Map-Parcel Numbers |
|---|---|---|
| EBS Co. TIC<br>Attn: Thomas W. Jacobs<br>401 Church Street, Suite 2500<br>Nashville, TN 37219 | Same | Map 104-1<br>Parcels 65 and 66 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

LORI McPHERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Lori McPherson
My Commission Expires
March 25, 2006
STATE OF TENNESSEE

The actual consideration for this transfer is $0.00.

Thomas W. Jacobs
Affiant

Sworn to and subscribed before me, this 24 day of January, 2005.

Lori McPherson
Notary Public

My Commission Expires: 3-25-06

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned E.B. Shepard Company, a Tennessee general partnership (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey to J. Kenneth Jacobs, E.B. Shepard, Sylvia J. Shepard, and Ellie Jacobs (hereinafter collectively referred to as the "Grantee"), all of its right, title and interest in and to the property more particularly described on Exhibit A attached hereto, said property

being a certain tract or parcel of land in the County of Davidson, State of Tennessee. This is improved property at 211 37th Avenue North, Nashville, Tennessee.

Grantor shall hold such property as tenants in common with undivided interests.

E.B. Shepard Company is one and the same as E.B. Shephard Co. and as The E.B. Shepard Company.

IN WITNESS WHEREOF, the Grantor has executed this quitclaim deed, effective January 1, 2005.

E.B. SHEPARD COMPANY, a
Tennessee general partnership

By: _____
J. Kenneth Jacobs, Authorized Partner

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared J. Kenneth Jacobs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Partner of E.B. Shepard Company, the within named bargainor, a Tennessee general partnership, and that he as such Authorized Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Authorized Partner.

Witness my hand and seal at office in Nashville, Tennessee, this 24 day of January, 2005.

_____
Notary Public

My Commission Expires:
3-25-06

LORI McPHERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Lori McPherson
My Commission Expires
March 25, 2006
STATE OF TENNESSEE

307893.01 6569-0001

**EXHIBIT A**

Legal Description

Two tracts of land in Davidson County, Tennessee described as follows:

Tract No. 1:

Being Lot No. 8 on the Plan of West Dale Subdivision, of record in Book 547, page 50, Register's Office for said County. Said Lot No. 8 fronts 74 feet on the westerly side of 37th Avenue, North and runs back between lines measuring 283 feet on the south side and 285 feet on the north line, to a dead line in the rear.

Tract No. 2:

Being Lot No. 9 on the Plan of West Dale Subdivision of record in Book 547, page 50, Register's Office for said County, Said Lot No. 9 fronts 100.5 feet on the westerly margin of 37th Avenue, North, formerly Pilcher Avenue, and runs back between parallel lines 283 feet on the north line and 281 feet on the south line, to a dead line in the rear on which it measures 100 feet.

The above-described tract No. 2 is the same as Lot No. 5 on the map of West End Park Land Company's Subdivision of record in Book 421, page 152, Register's Office for said County.

Being the same property conveyed to E.B. Shepard Company, a Tennessee general partnership, by deed from Robert W. Fidler, Clive Anderson, Jr., and Carl P. Gardner, of record in Book 4720, page 868, Register's Office of Davidson County, Tennessee.