THIS INSTRUMENT WAS PREPARED BY:

H. Anthony Duncan, Esq.
121 First Avenue South, Suite 200
Franklin, Tennessee 37064

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
$ZERO (0).

William J Clinard
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7 DECEMBER, 2004

Rue Ely
Notary Public
My Commission Expires:_____

MY COMMISSION EXPIRES May 24, 2008

Davidson County DEEDQC
Recvd: 02/11/05 11:40 4 pgs
Fees:22.00 Taxes:0.00
20050211-0015975

QUITCLAIM DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Clinard Properties, L.L.C. 1905 Longview Court Mt. Juliet, Tennessee 37122	New Owner	93-10 446.00

KNOW ALL MEN BY THESE PRESENTS that we, **CLINARD DRIVE SHAFT SHOP, INC., a Tennessee Corporation** for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever quitclaim unto **CLINARD PROPERTIES, L.L.C., a Tennessee limited liability company**, its heirs and assigns, my entire right, title and interest in and to a certain tract and/or parcel of land in Davidson County, Tennessee, described as follows:

BEING a part of Lots Nos. 3 and 4 on the Plan of R.B. Owens Lots of record in Book 18, Page 1, Register's Office for said County, described as follows:

BEGINNING at a point in the northeast margin of 4th Avenue South, formerly Cherry Street, said point being 50 feet south on the southeast intersection of said 4th Avenue South and a 12 foot alley and being the southwest corner of the property conveyed to F.H. Clinard, Jr. by deed of record in Book 5123, Page 772, Register's Office for said County; thence with the southeast line of Clinnard in a northeasterly direction 142 feet, more or less, to a point, said point being the southeast corner of Clinard; thence in a northwesterly direction with the northeast line of Clinard 50 feet, more or less, to a point in the southeast margin of a 12-foot alley, said point being the northeast corner of Clinnard; thence in a northeasterly direction with said southeast line of said alley 54 feet, more or less, to a point in the southwest margin of a 12-foot alley; thence with said southwest margin of said alley in a southeasterly direction 91 feet 8 inches to a point in said alley, said point being the northeast corner of property conveyed to J.C. McCloud by deed of record in Book 5206, Page 899, said Register's Office; thence with said McCloud southeast line in a southwesterly direction 172 feet, more or less, to a point in the northeast margin of 4th Avenue South, said point being the northwest corner of McCloud; thence with the northeast margin of 4th Avenue South in a northwesterly direction 43 feet, more or less, to the point of beginning.

BEING the same property conveyed to CLINARD DRIVE SHAFT SHOP, INC. by Warranty Deed from MARY BARNES STONE, VIRGINIA BARNES HULME, SARAH BARNES WALKER, JUDITH BARNES GIRARD and

JACQUELINE BARNES SOFGE of record in Book 5426, Page 566, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **524 4th Avenue South, Nashville, Tennessee 37210.**

NOTE: This Instrument is being executed and recorded to effectuate an agreement of record as Instrument No. 20040205-0014348, said Register's Office.

Witness my hand this 7th day of Dec, 2004.

CLINARD DRIVE SHAFT SHOP, Inc., a Tennessee corporation

By: William J. Clinard
William J. Clinard, President, Shareholder, and Individually *

By: Farris H. Clinard III
Farris H. Clinard, III, Secretary, Shareholder, and Individually *

***AFFIDAVIT**

STATE OF TENNESSEE)
COUNTY OF Davidson)

William J. Clinard and Farris H. Clinard, III hereby swear or affirm that they are or were the only shareholders of Clinard Drive Shaft Shop, Inc., a Tennessee corporation and that this real property has never been their principal marital residence.

William J. Clinard
William J. Clinard

Farris H. Clinard III
Farris H. Clinard, III

Sworn to and subscribed to me this 7th day of December 2004.

Barbara E. West
Notary Public

My Commission Expires: 04/17/2007

BARBARA E. WEST NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires APR. 17, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **WILLIAM J. CLINARD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge himself/herself to be the President/Shareholder of **CLINARD DRIVE SHAFT SHOP, INC., a Tennessee Corporation**, the within named bargainor, a corporation, and that he/she as such President/Shareholder, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President/Shareholder.

Witness my hand this 7 day of DECEMBER, 2004.

Notary Public

My Commission Expires:

LARRY R. MCELLHANEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES May 24, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **FARRIS H. CLINARD, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge himself/herself to be the Secretary/Shareholder of **CLINARD DRIVE SHAFT SHOP, INC., a Tennessee Corporation**, the within named bargainor, a corporation, and that he/she as such Secretary/Shareholder, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as Secretary/Shareholder.

Witness my hand this 7th day of December, 2004.

Barbara E. West
Notary Public

My Commission Expires: 04/17/2007

BARBARA E. WEST NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Commission Expires APR. 17, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **WILLIAM J. CLINARD**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 7 day of DECEMBER, 2004.

Notary Public

My Commission Expires:

LARRY R. MCELLHANEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES: May 24, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **FARRIS H. CLINARD, III**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 7th day of December, 2004.

Barbara E. West
Notary Public

My Commission Expires: 04/17/2007

