Box 6

This Instrument Prepared By:

ESQUIRE TITLE & ESCROW, INC.
30 BURTON HILLS BLVD. STE 200
NASHVILLE, TN 37215

The Actual Consideration or Value, whichever is greater, for this transfer is

$ -0-

Affiant Theresa L. Smith

Subscribed and sworn to before me this 17th day of February, 2005.

Notary Public

My Commission Expires: 5/29/05

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDQC
Recvd: 03/15/05 14:03 2 pgs
Fees:12.00 Taxes:0.00
20050315-0028440

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers**
JAMES R. BELLAR	SAME	**156-14.03**
7905 Saddle Ridge Trace		**156-119**
Nashville, TN 37221		

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of , the receipt of all of which is hereby acknowledged, **CURTIS M. GROVES**, by these presents do hereby transfer and quitclaim and convey unto **JAMES R. BELLAR**, his successors and assigns, all right, title land interest in and to the following described land , as follows:

SEE ATTACHED LEGAL EXHIBIT "A"

Being the same property conveyed to Curtis M. Groves by Quitclaim Deed from James R. Bellar dated January 10, 2005 of record in Instrument no. 20050118-0006105 Register's Office for Davidson County, Tennessee.
Being the same property conveyed to James R. Bellar by Deed from Christina H. Miles recorded November 19th 2004 of record in Instrument No. 20041119-0139416, Register's Office for Davidson County, Tennessee.

This is [ ]Improved property, known as: **7860 Highway 100 Nashville, Tennessee 37221**

WITNESS my hands this 17TH Day of FEBRUARY, 2005.

CURTIS M. GROVES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me I. DYKE TATUM, a Notary Public of said county, **CURTIS M. GROVES**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that ___he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17TH Day of FEBRUARY, 2005.

Notary Public

My Commission Expires:
5/29/05

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

287455-1

EXHIBIT A

TRACT I.
LAND IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY Z.J. WILKERSON, SURVEYOR, JULY 10TH, 1963, AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY MARGIN OF HIGHWAY NO. 100, SOUTH 53 DEGREES 30' WEST 300 FEET FROM THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO HOWARD T. BREECE AND WIFE, BY DEED FROM E.U. BUCHI, OF RECORD IN BOOK 3067, PAGE 155, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE NORTHWESTERLY MARGIN OF SAID HIGHWAY, SOUTH 53 DEGREES 30' WEST 150 FEET; THENCE NOTH 36 DEGREES WEST 829.4 FEET TO THE CENTER OF HARPETH RIVER; THENCE WITH THE SAME, NORTH 45 DEGREES 30'EAST 151.5 FEET; THENCE SOUTH 36 DEGREES EAST 850.4 FEET TO THE BEGINNING, CONTAINING 2.89 ACRES,MORE OR LESS.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD.

TRACT II.
A TRACT OF LAND IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, ACCORDING TO A SURVEY BY A&A ENGINEERING COMPANY DATED JULY 11, 1986.

BEGINNING AT AN EXISTING IRON PIN IN THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THE NORTHWEST CORNER OF LOT NO. 9 AND THE NORTHEAST CORNER OF LOT NO.10- LOT NOS 9 & 10 BEING ON THE PLAN OF HARPETH HEIGHTS, SECTION 2, NOT OF RECORD- SAID POINT OF BEGINNING ALSO BEING N 35 DEGREES 54' WEST, A DISTANCE OF 291.0 FEET FROM AN EXISTING IRON PIN IN THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY 100 AND PROCEEDING AS FOLLOWS: WITH THE EASTERLY LINE OF THE JOHN CATES PROPERTY N 35 DEGREES 54'WEST A DISTANCE OF 560 FEET MORE OR LESS TO A POINT IN THE CENTER LINE OF THE HARPETH RIVER, SAID LINE PASSING THROUGH AN IRON PIN AT A DISTANCE OF 472.0 FEET; THENCE WITH THE CENTER LINE OF THE HARPETH RIVER A CALCULATED BEARING AND DISTANCE OF N 44 DEGREES 21' EAST A DISTANCE OF 152.96 FEET TO A POINT; THENCE LEAVING THE CENTER LINE OF THE HARPETH RIVER S 35 DEGREES 51' EAST A DISTANCE OF 585.5 FEET TO AN EXISTING IRON PIN, SAID LINE PASSING THROUGH AN IRON PIN AT A DISTANCE OF 92.9' MORE OR LESS; THENCE, WITH THE NORTHERLY LINE OF LOT NO. 9, S 53 DEGREES 56' WEST A DISTANCE OF 150.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.98 ACRES, MORE OR LESS.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD