Davidson County DEEDQC
Recvd: 03/28/05 12:11 3 pgs
Fees:17.00 Taxes:0.00
20050328-0032677

This instrument prepared by:
DAVID O. HUFF, ESQ.
Washington Square, Suite 204
214 Second Avenue, North
Nashville, TN 37201
(615) 256-4747

Address New Owner(s):	Send Tax Bills To	Map-Parcel Number
Old Tree Properties. c/o John W. Miles 11940 Central Pike Mt. Juliet, TN 37122	Same	Map 106-2 Parcel 58

QUITCLAIM DEED

FOR NO CONSIDERATION, M.R.S. Properties, a Tennessee partnership ("GRANTOR"), by one of its partners, Donald W. Sandlin, does hereby convey, transfer, remise, release, relinquish and quitclaim unto Old Tree Properties, a Tennessee partnership ("GRANTEE"), its successors and assigns, all of its right, title, and interest in and to certain real property in the State of Tennessee, Davidson County, more particularly described as shown on Exhibit A attached hereto.

This property is known as 1004 Old Tree Court, Nashville, Tennessee 37210.

Said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the property.

In witness whereof, I have sent my name this the 28th day of March, 2005.

M.R.S. Properties, a Tennessee partnership

Donald W. Sandlin PARTNER

BY: Donald W. Sandlin, partner

State of Tennessee)

County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Donald W. Sandlin, a partner of M.R.S. Properties, a Tennessee partnership, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he, on behalf of the partnership, executed the instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this 28th day of March, 2005.

Joellyn A. Kott
NOTARY PUBLIC

JOELLYN A. KOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 22, 2008

My Commission Expires: 3/22/08

The actual consideration or value, whichever is greater, for this transfer, is zero ($0.00).

Affiant

Subscribed and sworn before me this 28th day of March, 2005.

Joellyn A. Kott
NOTARY PUBLIC

JOELLYN A. KOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 22, 2008

My Commission Expires: 3/22/08

EXHIBIT "A"

Being Lot No. 1 on the Plan of Elm Hill Business Center, Section 11 of record in Book 5190, page 347, Register's Office for Davidson County, Tennessee and being described as follows:

BEGINNING at an iron pin in the northern right of way margin of Old Tree Court, said pin also being 188.0 feet east of the centerline of Twin Elm Drive; thence leaving said right of was north 10 degrees 39 minutes 06 minutes east 278.77 feet to an iron pin; thence south 57 degrees 41 minutes east 138.88 feet to an iron pin; thence south 10 degrees 39 minutes 06 minutes west 221.36 feet to a point in the northern right of way margin of Old Tree Court; thence with the chord of a curve having a radius of 60.0 feet, and interior angle of 26 degrees 08 minutes 45 seconds and a length of 27.38 feet south 87 degrees 35 minutes 35 seconds west 27.14 feet south 87 degrees 35 minutes 35 seconds west 102.62 feet to the point of beginning, said tract containing 0.75 acres more or less.

Being the same property conveyed to John W. Miles, Donald W. Sandlin and Hubert D. Reed by deed from John D. Lentz, Trustee, of record in Book 6386, page 108, Register's Office for Davidson County, Tennessee.

This is not John W. Miles, Donald W. Sandlin or Hubert D. Reed's primary residence.

This legal description is the same as the one used in the prior conveyance deed.

Also being the same property conveyed by quitclaim deed from John W. Miles, Donald W. Sandlin and Hubert D. Reed, to M.R.S. Properties, a Tennessee partnership, as of record in Book 8406, page 740, Register's Office for Davidson County, Tennessee.