Pat 44

Davidson County DEEDQC
Recvd: 04/08/05 13:17 3 pg
Fees:17.00 Taxes:0.00

20050408-0038932

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $NONE **AFFIANT** Subscribed and sworn to before me, this 7 day of April, 2005. Notary Public My Commission Expires: My Commission Expires JAN. 27, 20[illegible]

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Theresa H. Wells 9 Middleton Park Lane Nashville, TN 37215	SAME	157-08-A Part of 11.00CO

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **A & H BUILDERS, L.P., a Tennessee limited partnership,** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **THERESA H. WELLS,** all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being a portion of Lot No. 11 on the Plan of Middleton, 3rd Revision, of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southern right-of-way of Sturbridge Court, said point being the common corner between Lot No. 11 and Lot No. 12 in Middleton Subdivision as recorded in Plat Book 6900, page 900, Register's Office for Davidson County, Tennessee, thence with the right-of-way of Sturbridge Court with a curve having a radius of 40.00 feet, a length of 8.01 feet, a delta of

11°28'42", a chord bearing of North 87°32'26" East, and a chord length of 8.00 feet to a point; thence crossing Lot No. 11 South 07°47'41" West, 101.11 feet to an iron pin, said pin being the southwest corner of Lot No. 11 and the southeast corner of Lot No. 12, thence with the common line between said lots North 03°16'47" East, 100.00 Feet to the point of beginning as surveyed by Southern Surveying, Inc. in January, 2000, 108 Holiday Court, Suite C-7, Franklin, Tennessee 37067.

Being a portion of the same property conveyed to A & H Builders, L.P., by deed from Gianikas Contractors, Inc., a Tennessee corporation, of record as Instrument No. 20000201-0010584, Register's Office for Davidson County, Tennessee.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises, and is made for the purpose of vesting title in the Grantee of the portion for the former Lot No. 11 on the Plan of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee, which is now in the revised Lot 12 shown on the Plan of record as Instrument No. 200006260063260, said Register's Office, such that the lot lines shall be as shown on the latest plat of record as set forth above. Reference is hereby made to the attached Exhibit A for the description of the parcel conveyed herein.

WITNESS our hands this 7 day of April, 2005.

A & H BUILDERS, L.P.,
a Tennessee limited partnership

By: _____
Bob Haley, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BOB HALEY,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **GENERAL PARTNER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 7 day of April, 2005.

_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

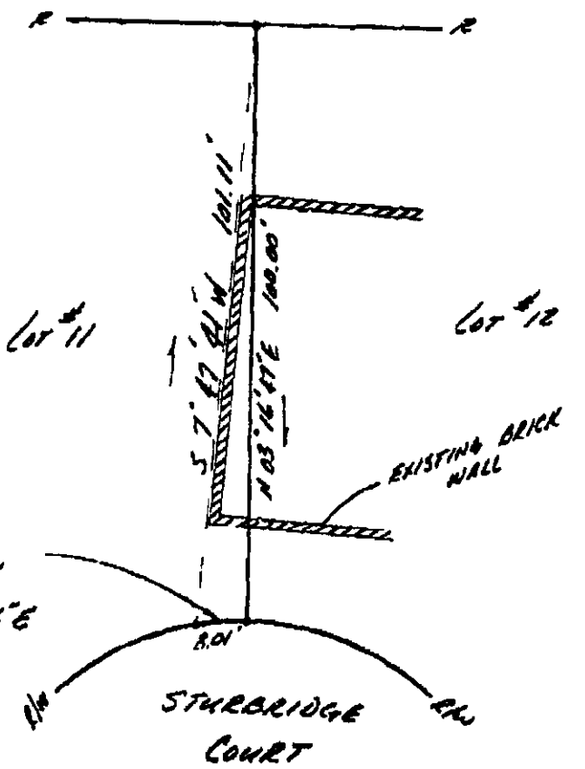
253397.1/2005296

WALL & ACCESS EASEMENT
FOR THE USE OF
LOT 12 ONTO LOT 11

MIDDLETON
SUBDIVISION

NASHVILLE, TENNESSEE

DATE: 01-28-00
SCALE: 1" = 20'



CURVE DATA
R = 40.00'
L = 8.01'
Δ = 11°28'42"
CH. B. = N 87°32'26" E
CH L = 8.00'

PREPARED BY:

SOUTHERN SURVEYING, INC.
SURVEYING SERVICES
109 HOLIDAY COURT, SUITE C-7
FRANKLIN, TN 37067
PH # (615) 591-4483

EXHIBIT A