Davidson County DEEDQC
Recvd: 04/27/05 14:25 2 pgs
Fees:12.00 Taxes:0.00
20050427-0047021

RECORD & RETURN TO:
Amy N. Rochford, Community Title Company 2200 Abbott Martin Road
Nashville, TN 37215

QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Affiant

Subscribed and sworn to me on April 26, 2004.

NOTARY PUBLIC
My Commission Expires: 1/27/07

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford, Esq.
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
Our File Number; 2004-BDFD

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Bedford Avenue Developers, a Tennessee General Partnership 2200 Abbott Martin Road Nashville, TN 37215	SAME	117-14 021

KNOW ALL MEN BY THESE PRESENTS that **J.E. Investments, a Tennessee General Partnership**, for and in consideration of the sum of No ($0.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Bedford Avenue Developers, a Tennessee General Partnership, its successors and assigns, its entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being the southerly parts of Lots Nos. 24 and 25 of Block C, on the map of Hillsboro Development Company's Plan of record in Book 974, Pages 64 and 65, Register's Office for said County, and described according to a copy of a survey made July 29, 1948, as follows:

Beginning at a point in the easterly margin of Bedford Avenue at a stake which is 100 feet South of the corner Lot Nos. 24 and 23: thence easterly 187.7 feet to a stake in the West line of Lot 26, which stake is 85 feet South of the corner of Lots 23 and 25; thence southerly with the lines between Lots 25 and 26, 86 feet 6 inches to north margin of Abbott -Martin Road; thence with margin of same westerly 195 feet 6 inches to the intersection of the north margin of Abbott- Martin Road extended, and the east margin of Bedford Avenue, extended; thence northerly with the easterly margin of Bedford Avenue, extended 131 feet to the beginning, excluding a small triangle having a base of 50 feet, an altitude of 50 feet and a hypotenuse which is a curve.

All Being the same property conveyed to Mark J. Smith and wife, Sallie B. Smith by Warranty Deed dated October 4, 1958 of record in Book 2808, Page 329, and being the same property conveyed to Sallie Belle Branyan Smith by Order dated March 13, 1967 of record in Book 4700, Page 647, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED TRACT BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT:

Land in Davidson County, Tennessee, being a part of the Southerly part of Lot Nos. 24 and 25 of Block "C" on the map of Hillsboro Views Development Company's Subdivision, of record in Book 974, Pages 64 and 65, Register's Office for said County and described as follows:

Beginning at a point where the lot line between Lot Nos. 25 and 26 intersects the present North margin of Abbott- Martin Road; thence North 88 degrees West 145.8 feet along the present North margin of Abbott-Martin Road to the beginning of a curve; thence Northwardly 19.12 feet around said curve that has a 36.72 foot radius, to a point on the new relocated North margin of Abbott Martin Road; thence South 88 degrees East 162.48 feet along a new relocated North margin of Abbott- Martin Road to a point in said Lot line; thence South 19 degrees 35 feet West 5.24 feet along said Lot line to the point of beginning and containing 825 square feet, more or less.

Being the same property conveyed to Metropolitan Government of Nashville and Davidson County by Warranty Deed dated August 29, 1966 of record in Book 4054, Page 313, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. 20050427-0047020

WITNESS our hands on April 26, 2005.

J.E. Investments,
a Tennessee General Partnership

BY: _____

ITS: G.P.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, John T. Rochford, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the partner of J.E. Investments, a Tennessee General Partnership, the within named bargainor, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing for by himself as partner of J.E. Investments, a Tennessee General Partnership.

WITNESS MY HAND AND OFFICIAL SEAL, this the 26th day of April, 2005.

My Commission Expires: 1/27/07

_____
NOTARY PUBLIC

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE