Davidson County DEEDQC
Recvd: 05/23/05 15:06 2 pgs
Fees:12.00 Taxes:0.00

20050523-0058034

This transfer is exempt from the Tennessee real estate recording tax pursuant to T.C.A. § 67-4-409(a)(3).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ - 0 - .

Affiant

Subscribed and sworn to before me this 23 day of May, 2005.

Notary Public

My Commission expires: 9-24-05

REGINA M. KEITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This instrument was prepared by:

Beam, Miller & Rogers, PLLC
1332 Eighth Avenue North
P.O. Box 280240
Nashville, TN 37228

Address New Owner as Follows:

THE GLENN A. FERGUSON REVOCABLE LIVING TRUST
4601 Franklin Road, No. 2
Nashville, Tennessee 37220

Send Tax Bills to:

GLENN A. FERGUSON, Trustee of THE GLENN A. FERGUSON REVOCABLE LIVING TRUST
4601 Franklin Road, No. 2
Nashville, Tennessee 37220

Map-Parcel Number

Map 104-11
Parcel 38, 39 & 40

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Glenn A. Ferguson, 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 convey, remise, release and forever quitclaim unto Glenn A. Ferguson, Trustee, and his successors in trust, of THE GLENN A. FERGUSON REVOCABLE LIVING TRUST, its successors and assigns, his entire right title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1

Being part of the lot marked "Prof. E. E. Hoss" on the plan of the subdivision of the Burch Homestead Tract, as of record in Book 57, page 149, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Acklen Avenue, formerly Burch Avenue, at the southeast corner of the property conveyed to Charles Watts and wife by deed from C. E. Gerth and wife, of record in Book 1025, page 469, said Register's Office, said point being 115 feet east of the easterly margin of 24th Avenue South, as widened; thence with the northerly margin of Acklen Avenue, eastwardly 100 feet; thence at right angles, northwardly 162 feet to the southerly margin of an alley; thence with said alley, westwardly 100 feet to the northeast corner of said Watts property; thence with the easterly line of same, southwardly 162 feet to the beginning.

TRACT NO. 2

BEING part of the John C. Burch Homestead, a plan of which is of record in Book 57, page 149, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Acklen, formerly Burch, Avenue, 65 feet easterly from the easterly margin of 24th Avenue South, as widened, formerly Kennedy Avenue; thence with the northerly margin of Acklen Avenue, easterly 50 feet; thence at right angles, northerly 167 feet to the

southerly margin of an alley; thence with said alley, westerly 50 feet; thence southerly 167 feet to the beginning.

INCLUDING but excluding therefrom a tract of land conveyed to the City of Nashville, by deed from Ethel Watts, of record in Book 2149, page 516, said Register's Office.

TRACT NO. 3

BEING part of the lot marked "Prof. E. E. Hoss" on the plan of Burch Homestead, as of record in Book 57, page 149, Register's Office for said County, described as follows:

BEGINNING at the northeast corner of Acklen Avenue, as widened, and 24th Avenue South, as widened, formerly Kennedy Avenue; thence with the northerly margin of said Acklen Avenue, eastwardly 65 feet; thence northwardly 162 feet to the southerly margin of an alley; thence with said alley, westwardly 65 feet to the easterly margin of 24th Avenue South; thence with said Avenue, southwardly 162 feet to the beginning.

BEING the same land conveyed to Glenn A. Ferguson from James B. Turner and wife, Mary L. Turner, by Warranty Deed dated December 27, 1965, of record in Deed Book 3973, Page 536, in the Register's Office for Davidson County, Tennessee

THIS is improved property known as: 2410-14 and 16 Acklen Avenue, Nashville, Tennessee

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

WITNESS my hand this 23 day of May, 2005.

Glenn A. Ferguson
GLENN A. FERGUSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Glenn A. Ferguson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 23 day of May, 2005.

Regina M. Keith
Notary Public

REGINA M. KEITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 9-24-05

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.