Davidson County DEEDQC
Recvd: 05/23/05 15:09 2 pgs
Fees:12.00 Taxes:0.00

20050523-0058039

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

GLENNA 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 Numbers:

Map 1041101700

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:

BEING Lot No. 1 in the Bransford Realty Company's Subdivision of the Edgar Jones Home Place, the plan of which is of record in Book No. 421, page 7, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 80 feet on the south side of Jones Avenue, and extends back between parallel lines and with the western margin of 24th Avenue 185 feet, more or less, to an alley.

BEING Lot NO. 2 in the Bransford Realty Company's Subdivision of the Edgar Jones Home Place, the plan of which is of record in Book No. 321, page 7, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 73 feet on the south side of Jones Avenue and extends back between parallel lines 185 feet, more or less.

BEING the same land conveyed to Glenn A. Ferguson from G. Battle Claiborne, Substitute Trustee, by Instrument of Correction dated March 7, 1977, of record in Deed Book 5121, Page 452, in the Register's Office for Davidson County, Tennessee

THIS is unimproved property located on Fairfax 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.