THIS INSTRUMENT PREPARED BY:
JUDY S. WELLS, ATTORNEY
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

Davidson County DEEDQC
Recvd: 05/24/05 09:47 3 pgs
Fees:17.00 Taxes:0.00
20050524-0058308

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Jennifer S. Dunlap, Trustee	**NEW OWNER**	**Map 60-4**
7101 Executive Center Drive, #151		**Parcels 85.00**
Brentwood, TN 37027		**& 95.00**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Landon Vardell,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Jennifer S. Dunalp, Trustee**, **with full power to sell, transfer and convey without joinder of any beneficiary,** my/our entire right, title and interest in and to a certain tract of land in **Davidson** County, Tennessee, described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Being the same property conveyed to Landon Vardell by deed from Jennifer S. Dunlap, Trustee, of record in instrument #20050218-0018533, said Register's Office.

This is improved property known as 241 Broadmoor Drive, Nashville, TN 37216.

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

WITNESS my hand this the 23rd day of ~~March~~ May, 2005.

Landon Vardell

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Landon Vardell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purposes therein contained..

Witness my hand and seal at Brentwood, TN this 23rd day of ~~March~~ May 2005.

Notary Public

My commission expires: 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 00.

Jennifer D Lhmlap
Affiant

Sworn to and subscribed before me this the 23RD day of ~~March~~ May, 2005.

Notary Public

My commission expires: 9/24/05

WANDA F. NOKES
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES:
SEPT. 24, 2005

EXHIBIT "A"

TRACT 1:

LAND in Davidson County, TN, BEING Lot No. 1, on the Plan of Section 1, Ewing Place, of record in Plat Book 4060, page 30, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

TRACTS 2 & 3:

LAND in Davidson County, TN, BEING two parts of Lot No. 2, on the Plan of Real Estate of William Phillips, of record in Plat Book 57, page 21, Register's Office for Davidson County, TN, and described according to a survey dated June 23, 1978, by Donald W. Fortner, as follows:

Tract 2:

BEGINNING at an iron pin in the northerly right of way of Ewing Lane, said pin being North 29 deg. 16' west of a concrete monument marking the southeast corner of John Thomas Vardell's property as recorded in Book 4158, page 303, Register's Office for Davidson County, Tennessee, thence North 4 deg. 24' East 212.32 feet to an iron pin, thence North 82 deg. 50' West 150.44 feet to a concrete monument; thence south 67 deg. 27' East 114.33 feet to a concrete monument; thence south 29 deg. 15' East 76.13 feet to the point of beginning, containing 0.51 acres, more or less.

Tract 3:

BEGINNING at a concrete monument in the northerly margin of Ewing Lane, marking the southwest corner of John Thomas Vardell's property as recorded in Book 4158, page 303, Register's Office for Davidson County, Tennessee; thence North 29 deg. 15' West 140.04 feet to a concrete monument; thence South 4 deg. 24' West 168.26 feet to an iron pin in the northerly margin of Ewing Lane; thence North 60 deg. 34' East 93.23 feet to the point of beginning, containing 0.15 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTIONS BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIPTION:

BEGINNING at a point in the north margin of Ewing Drive East, said point being along the said north margin of northeastwardly 92 feet, more or less, from the southeast corner of the G. W. McCutchen property; thence north 27 deg. 07 minutes 58 seconds west 4.40 feet to a point; thence north 63 deg. 25 minutes 42 seconds east 12.36 feet to a point; thence along a curve right having a radius of 1157.92 feet northeastwardly for 80.39 feet to a point; thence south 27 degrees 01 minute 58 seconds east 5.87 feet to a point in the said north margin; thence along the said north margin southeastwardly 92.0 feet to the point of beginning and containing 531 square feet.

Being the same property conveyed to Landon Vardell by deed from Jennifer S. Dunlap, Trustee, with full power to sell, transfer and convey without the joinder of any beneficiary, of record in Instrument No. 20050218-0018533, Register's Office for Davidson County, TN.