This instrument prepared by:
Hugh C. Howser, Jr.
Miller & Martin PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Davidson County DEEDQC
Recvd: 06/30/05 13:52 3 pgs
Fees:17.00 Taxes:0.00
20050630-0075493

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel No.
Dr. Richard Spencer 1511 Robinson Road Old Hickory, TN	New Owner	Map 53 Parcel 15

Julia F. Spencer, pursuant to the Final Decree of Divorce in the case of Julia F. Spencer v. Richard Wayne Spencer, Fourth Circuit Court, Davidson County, Tennessee, No. 030-1121, entered December 8, 2004, (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Richard Wayne Spencer all of her right, title and interest in the following described property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land lying in the 4th Civil District of Davidson County, Tennessee, being a part of Tract No. 22 of the unrecorded plan of the holdings of Nashville Industrial Corporation, at Old Hickory, and being further known and identified as Lot No. 5 on the unrecorded map showing the Survey for the "Wilson Subdivision," and described according to copy of survey thereof made by Donald A. Ramsay, Registered Engineer, dated April, 1964, as follows:

Beginning at a point in the northeasterly margin of the By-Pass Highway to Donelson at the common corner of Lots Nos. 4 and 5; thence with the line between said Lots, North 33 deg. 03 min. 30 sec. East 165.03 feet to the southeasterly right-of-way line of the Tennessee Centeral Railroad; thence with said right-of-way, North 48 deg. 30 min. West 71 feet to a corner of Lot No. 6; Thence with the line between Lots Nos. 5 and 6, south 33 deg. 26 min. 30 sec. west 180.65 feet to the margin of said By-Pass Highway; thence with the margin of the same, south 60 deg. 07 min. 30 sec. east 53.2 feet to a point and continuing south 64 deg. 29 min. 30 sec. east 17.8 feet to the point of beginning.

Being the same property conveyed to Richard W. Spencer by a Deed from Gordon Lee Hawkins and wife, Donna Louise Hawkins, of record in Book 6281, Page 859, the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

Included in the above description, but expressly excluded from this conveyance is the Right-of-Way for Highway Purposes conveyed to the State of Tennessee by Deed of record in Book 4990, Page 152, RODCTN.

This is improved property known as 1511 Robinson Road.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29 day of June, 2005.

Julia F. Spencer

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Julia F. Spencer, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of June, 2005.

Notary Public

My Commission Expires: 11-26-08

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

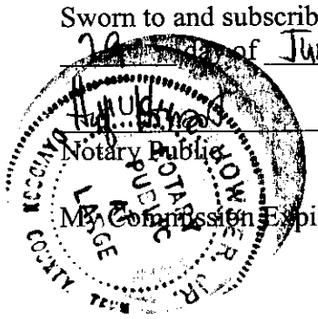
2133545_1.DOC

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer of property is $0 and no other monetary consideration.

Ruth W. Spann

Sworn to and subscribed before me this
20th day of June, 2005.



Notary Public

My Commission Expires: 11-25-05

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