This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679
This instrument prepared from information furnished by parties

ADDRESS NEW OWNER:
DANDY SALES, INC.
1428 Highway 41S
Ridgetowp, TN,

Davidson County DEEDQC
Recvd: 07/20/05 10:36 2 pgs
Fees:12.00 Taxes:0.00
20050720-0084310

SEND TAX BILL:
Owner

MAP AND PARCEL:
MAP 61-4
PARCEL 49

QUITCLAIM DEED

I, David H. Austin, unmarried, hereby Quitclaim all of my interest unto DANDY SALES, INC., its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 21 on the Map of Marina C. McGaughey's Second Subdivision of a part of Tract No. 4 in A. J. McGaughey's 2nd Haysboro Subdivision, described as follows

BEGINNING at a point in the west margin of Log Cabin Road, formerly Fergusson Avenue, as widened by Instrument of record in Book 1973, Page 339, and in the line between Lots 21 and 22; thence with the line between said lots, westerly 195.4 feet to a point; thence southerly 100.05 feet to a corner of Lot No. 20; thence with the line between Lots 20 and 21, easterly 201.4 feet to the west margin of Log Cabin Road; as widened; thence, with the margin of said Road, northerly 100 feet to the beginning.

BEING the same property conveyed to David H. Austin, unmarried, by deed from The Monex Group, Inc., Trustee for Log Cabin Land Trust, of record in INST: 2005 0720 - 0084306, Register's Office for Davidson County, Tennessee.

This is improved property known as 4913 Long Cabin Road, Nashville TN 37216.

This conveyance subject to first mortgage payable to SouthStar Funding of record in INST: 2005 0720-0084307, said Register's Office; second mortgage payable to SouthStar Funding of record in INST: 2005 0720-0084306; said Register's Office.

FOR THE EXPRESS PURPOSE of carrying out the intent of this conveyance, as above set out, I, David H. Austin, do hereby Quitclaim and convey all of my interest unto the said DANDY SALES, INC., its successors and assigns, and I, David H. Austin, covenant with the said Grantee that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 15th day of July, 2005.

David H. Austin
David H. Austin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David H. Austin the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of July, 2005.

NOTARY PUBLIC

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 50.00.

AFFIANT

Subscribed and sworn to before me
this 15th day of July, 2005.

NOTARY PUBLIC
My Commission Expires: 3/22/2008