THIS INSTRUMENT PREPARED BY:

Michele Brubaker Fassbender
Spicer, Flynn & Rudstrom PLLC
211 7th Avenue North, 5th Floor
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 08/12/05 15:55 3 pgs
Fees:17.00 Taxes:0.00

20050812-0095969

STATE OF
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $1.00.

Affiant

Subscribed and sworn to before me this 9th day of August, 2005.

Notary Public

My Commission Expires: September 30, 2006

My Commission Expires:_____

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
Michele Brubaker Fassbender 4736 Sulphur Creek Road Nashville, Tennessee 37216	Michele Brubaker Fassbender 6420 Brownlee Drive Nashville, Tennessee 37205	Map 47 Parcel 69

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, STEVEN PAUL WARD, UNMARRIED**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer, convey and quitclaim unto **MICHELE BRUBAKER FASSBENDER, MARRIED,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Being the same property conveyed to Michele Brubaker, unmarried and Steven Ward, unmarried, as Joint Tenants with Rights of Survivorship, by Deed from from Monica Ann Holmes, unmarried, of record as Instrument No. 20011214-0138362, Register=s Office of Davidson County, Tennessee.

THIS CONVEYANCE is subject to any and all zoning regulations, recorded building restrictions and set back lines, rights of way for public utilities, restrictive covenants, easements,

mineral conveyances, mineral reservations or encumbrances applicable to the above described property.

This improved property is known as 4736 Sulphur Creek Road, Nashville, Tennessee 37216.

IN WITNESS WHEREOF I have hereunto set MY SIGNATURE, on this the 03 day of AUGUST, 2005.

STEVEN PAUL WARD

STATE OF
COUNTY OF

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 30 day of August 2005, within my jurisdiction, the within named STEVEN PAUL WARD, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the above and foregoing instrument for the purposes therein contained.

NOTARY PUBLIC

BRUCE C RODEFFER NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

MY COMMISSION EXPIRES
1/30/09

GRANTOR=S ADDRESS AND TELEPHONE #:
Steven Paul Ward
3201Village Drive
Waynesboro, VA 22980
(540) 949-5552

GRANTEES= ADDRESS AND TELEPHONE #:
Michele Brubaker Fassbender
6420 Brownlee Drive
Nashville, TN 37205
(615) 476-3907

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, described according to a survey of R. L. Montoya-Land Surveying, Tenn. R.L.s. No. 697, dated November 22, 1989, also described according to the Davidson County Assessor's maps as Map 47, Parcel 69, as follows:

Beginning at an iron pin in the north margin of Sulphur Creek Road as located, said point being 434 feet, more or less, from Tax Hyde Road; thence along the north margin of Sulphur Creek Road the following calls, North 40 deg. 23 min. 14 sec. West, 271.22 feet to an iron pin; thence along a curve to the right, having a radius of 329.98 feet a distance of 163.71 feeet to an iron pin; thence North 11 deg. 57 min. 41 sec. West 203.57 feet to an iron pin; thence with a curve to the left, having a radius of 259.32 feet a distance of 243.01 feet to an iron pin; thence with another curve to the left, having a radius of 208.00 feet a distance of 210.57 feet to an iron pin; thence South 56 deg. 20 min. 27 sec. West 125.98 feet to an iron pin; thence with a curve to the right, having a radius of 350.24 feet a distance of 179.08 feeet to an iron pin, said pin being the southwest corner of this tract, the southwest corner of Matthew Walker as of record in Deed Book 2029, page 589, said Register's Office, thence along with the west line of this tract, North 06 deg. 00 min. 26 sec. East 293.20 feet to an iron pin, said pin being the northwest corner of this tract and the southwest corner of Samuel Kelley property of record in Deed Book 329, page 634, said Register's Office; thence along the north line of this tract South 87 deg. 02 min. 33 sec. East 916.50 feet to an iron pin, said point being the northeast corner of this tract in the west line of Wilburn and Rosa Hazelwood as of record in Deed Book 6663, page 319, said Register's Office; thence along the east line of this tract, South 02 deg. 30 min. 00 sec. West 834.86 feet to the point of beginning.