This Instrument Prepared By:

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Davidson County DEEDQC
Recvd: 11/08/05 15:56 2 pgs
Fees:12.00 Taxes:0.00
20051108-0135550

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.:
James A. Tant P.O. Box 909 White Bluff, Tennessee 37187-0909	Same	Map No. 091-05-0 Parcel No. 255.00

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ -0- .

James A. Tant
Affiant

Subscribed and sworn to before me, this 3rd day of November, 2005.

HOUSTON COUNTY, TN MELISSA NEIL NOTARY PUBLIC AT LARGE

Melissa Neil
Notary Public

My Commission Expires: 6-3-06

THIS INDENTURE IS made this 3rd day of November, 2005, by and between D.B. Spencer (hereinafter "First Party") and James A. Tant, (hereinafter "Second Party").

WITNESSETH

Whereas, First Party, for and in consideration of the sum of Ten and No/100ths Dollars ($10.00) and for other good and valuable consideration to him in hand paid by Second Party, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, conveyed, remised, released and quitclaimed and does hereby grant, bargain, sell, convey, remise, release and quitclaim the one half (1/2) interest or general partnership interest of First Party in the following described premises, to Second Party, his successors or assigns, to-wit:

> Land lying in this 22nd Councilmanic District, Nashville, Davidson County, Tennessee, and being Lot No. 3 of the James A. Tant, et al property of record in Plat Book 8250, Page 191, Register's Office for Davidson County, Tennessee, and being described more particularly as follows:
>
> Beginning at an iron pin in this westerly margin of Vernon Avenue, said point being 25 feet from the center line of said Avenue and being the southeasterly corner of Lot No. 2 of the James A. Tant, et al property; thence following the margin of Vernon Avenue S 25 degrees 35' 13" E 207.88 feet to an iron pin; thence leaving the margin of Vernon Avenue S 80 degrees 37' 39" W 582.26 feet to an iron pin in the east line of property owned by James R. Bellar, et ux of record in Book 8445, Page 01, Register's Office for Davidson County, Tennessee; thence following Bellar's

east line N 6 degrees 12' 48" E 121.23 feet to an iron pin, being the southwesterly corner of Lot No. 2 of the James A. Tant, et al property; thence N 71 degrees 3' 46" E 498.58 feet to the point of beginning and containing 1.962 acres, more or less according to a survey prepared by James E. McAleer, R.L.S. #1133 dated March 23, 1993.

Being the same property conveyed to James A. Tant and D.B. Spencer, as partners, by Deed of record in Book 9281, Page 991, Register's Office for Davidson County, Tennessee.

With all of the estate, right title and interest of First Party therein, with all of the herediments and appurtances thereto appertaining, hereby releasing all claims to homestead and dower therein.

Faye Spencer, the wife of D.B. Spencer, joins in this conveyance for the purpose of conveying any marital interest she may have in the property described herein.

The designation of the parties to this instrument in either the plural or the singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, the feminine and neuter genders.

IN WITNESS WHEREOF, First Party and his spouse, Faye Spencer, have hereunto set their names this 3rd day of November, 2005.

D B Spencer
D.B. Spencer

Faye Spencer
Faye Spencer

STATE OF TENNESSEE)
)
COUNTY OF Dickson)

Personally appeared before me, the undersigned authority and Notary Public in and for said County, the within named bargainor, D.B. Spencer and wife, Faye Spencer, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 3rd day of November, 2005.

Melissa Neil
Notary Public

My Commission Expires: 6-3-06

MELISSA NEIL
NOTARY PUBLIC AT LARGE
HOUSTON COUNTY, TN