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Sherrad
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This instrument prepared by:
Sherrard & Roe, PLC (CMC)
424 Church Street, Suite 2000
Nashville, TN 37219

QUITCLAIM DEED

FROM: J. Kenneth Jacobs, E.B. Shepard, Sylvia J. Shepard and Ellie Jacobs

Grantors

Davidson County DEEDQC
Recvd: 01/11/06 13:46 5 pgs
Fees:27.00 Taxes:0.00
20060111-0004359

TO: E.B. Shepard and Sylvia J. Shepard

Grantees

Address New Owner as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
EBS Co. TIC Attn: E.B. Shepard 4500 Post Road, #D-40 Nashville, TN 37205	Same	Map 104-1 Parcels 65 and 66

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

JANET DEE SHOUB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Affiant

Sworn to and subscribed before me, this 14th day of October, 2005.

Notary Public

My Commission Expires: My Commission Expires MAY 23, 2009

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned J. Kenneth Jacobs, E.B. Shepard, Sylvia J. Shepard and Ellie Jacobs (hereinafter referred to as the "Grantors"), do hereby quitclaim, transfer and convey to E.B. Shepard and Sylvia J. Shepard (hereinafter referred to as the "Grantees"), all of their right, title and interest in and to the property more particularly described on Exhibit A attached hereto, said property being a certain tract or parcel

of land in the County of Davidson, State of Tennessee. This is improved property at 211 37th Avenue North, Nashville, Tennessee.

Grantees shall hold such property as tenants in common with the following undivided ownership percentages:

E.B. Shepard:	50% undivided interest
Sylvia J. Shepard:	50% undivided interest

IN WITNESS WHEREOF, the Grantors have executed this quitclaim deed, effective February 1, 2005.

GRANTORS:

J. Kenneth Jacobs

E.B. Shepard

Sylvia J. Shepard

Ellie Jacobs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared J. Kenneth Jacobs, the within named 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 instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 4th day of October, 2005.

JANET DEE SHOUB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Janet Dee Shoub
Notary Public

My Commission Expires:

My Commission Expires MAY 23, 2009

326985.01 6569-0001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared E.B. Shepard, the within named 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 instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 4th day of October, 2005.

JANET DEE SHOUB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

Janet Dee Shoub
Notary Public

My Commission Expires:

My Commission Expires MAY 23, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Sylvia J. Shepard, the within named 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 seal at office in Nashville, Tennessee, this 4th day of October, 2005.

JANET DEE SHOUB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

Janet Dee Shoub
Notary Public

My Commission Expires:

My Commission Expires MAY 23, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ellie Jacobs, the within named 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 seal at office in Nashville, Tennessee, this 4th day of October, 2005.

JANET DEE SHOBE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

Janet Dee Shobe
Notary Public

My Commission Expires:

My Commission Expires MAY 23, 2009

326985.01 6569-0001

EXHIBIT A

Legal Description

Two tracts of land in Davidson County, Tennessee described as follows:

Tract No. 1:

Being Lot No. 8 on the Plan of West Dale Subdivision, of record in Book 547, page 50, Register's Office for said County. Said Lot No. 8 fronts 74 feet on the westerly side of 37th Avenue, North and runs back between lines measuring 283 feet on the south side and 285 feet on the north line, to a dead line in the rear.

Tract No. 2:

Being Lot No. 9 on the Plan of West Dale Subdivision of record in Book 547, page 50, Register's Office for said County, Said Lot No. 9 fronts 100.5 feet on the westerly margin of 37th Avenue, North, formerly Pilcher Avenue, and runs back between parallel lines 283 feet on the north line and 281 feet on the south line, to a dead line in the rear on which it measures 100 feet.

The above-described tract No. 2 is the same as Lot No. 5 on the map of West End Park Land Company's Subdivision of record in Book 421, page 152, Register's Office for said County.

Being the same property conveyed Grantors by quitclaim deed of record at Instrument No. 20050210-0015578, Register's Office of Davidson County, Tennessee.