Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
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Prepared by:
Mark B. Leedom, Esq.
5111 Maryland Way Ste 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0-.

Affiant

Subscribed and sworn to before me this 6th day of October, 2005.

Notary Public
My commission expires: 9/20/08

AMY LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
James E. Stainfield 4941 Buena Vista Park Nashville, TN 37218	New Owner	059-00-0-158.00

QUITCLAIM DEED

For and in consideration of One Dollar, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the undersigned, MARTHA J. MILLER SLOAN, by these presents, does hereby quitclaim and convey unto JAMES E. STAINFIELD and wife, MARIE B. STAINFIELD, their successors and assigns, all of her right, title and interest in and to the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an iron pin in the westerly margin of Buena Vista Pike, said point being the NE corner of property conveyed to Lawrence L. Loring and wife, of record in Deed Book 4 140, Page 1 73, said Register's Office; thence along a line S 69 deg. 30 min. W, said line being the northern boundary of said Loring property, a distance of 218.0 feet to an iron pin; thence along a line S 22 deg. 35 min. E a distance of 422.0 feet to an iron pin in concrete; thence along a line S 72 deg. 20 min. W a distance of 816.0 feet to an iron pin; thence in a general northerly direction along the rear line of the Bower's property a distance of 345.0 feet to an iron pin in concrete; thence along a line N 77 deg. 15 min. E a distance of 112.0 feet to a concrete monument; thence along a line N 63 deg. 15 min. E a distance of 170.0 feet to an iron pin in concrete; thence along a line N 53 deg. 00 min. E a distance of 461.5 feet to an iron pin; thence along a line N 67 deg. 00 min. E a distance of 206.0 feet to an iron pin in the westerly margin of Buena Vista Pike; thence along a line S 27 deg. 15 min. E, same being the westerly margin of Buena Vista Pike, a distance of 100.0 feet to the point of BEGINNING, containing 7.75 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is that 6.24 acre portion of the same condemned through eminent domain by the State of Tennessee as described in Consent Judgment and Final Decree entered in the cause of State of Tennessee v. Charles W. Bernhardt et al., Docket No. 90C-3348, Second Circuit Court for Davidson County, Tennessee, a copy of which appears of record in Book 9678, Page 56, Register's Office for Davidson County, Tennessee.

SUBJECT TO an easement for sanitary sewer/storm drainage in Book 7656, Page 397, a right-of-way easement in Book 1334, Page 116, and to any/all other restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

BEING the same property conveyed to Charles W. Bernhardt and wife, Angella Goodrich Bernhardt, a one-half interest, and Dan S. Richardson, a one-half interest, by deed dated 11/1/68 of record in Book 4301, Page 201,

Register's Office for Davidson County, Tennessee. Dan S. Richardson died testate on 6/20/95 and by Last Will and Testament admitted to probate in the Probate Court for Davidson County, Tennessee, Docket No. P95-1107, Dan S. Richardson devised his interest in subject property to Martha J. Miller. Oath is made that Martha J. Miller is now known as and is one and the same person as Martha J. Miller Sloan.

This property is unimproved property known as 4941 Buena Vista Park, Nashville, TN 37218.

PREPARER MAKES NO WARRANTIES as to the status of the title to the property being conveyed herein, this instrument having been prepared from information furnished by the parties hereto, without benefit of title search.

Witness my hand this 18th day of October, 2005.

Martha J. Miller Sloan

Martha J. Miller Sloan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Martha J. Miller Sloan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 18th day of October, 2005.

My commission expires: 9/20/08

NOTARY PUBLIC

AMY LEATHERS
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY