THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County Box 14-A
file no. 19345-6

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| James D. Simmons, Jr.<br>823 Old Lebanon Dirt Road<br>Hermitage, TN 37076 | New Owner | Map 82-12<br>Parcels 298, 300 & 301 |

## QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JIM SIMMONS CO., INC, a Tennessee corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does quitclaim, transfer and convey unto **JAMES D. SIMMONS, JR.**, hereinafter called the Grantee, his heirs and assigns, all of Grantor's interest in certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See the attached **Exhibit "A"** which is incorporated herein by reference.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record. This quitclaim deed has been executed and delivered in order to complete and correct the conveyance which was intended to be accomplished by a Quitclaim Deed dated January 30, 2002 which is recorded as Instrument No. 20020201-0014471, Register's Office for Davidson County, Tennessee. Said prior deed failed to indicate the full name of the Grantor, and further failed to include a proper notary acknowledgment.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 19 day of January, 2006.

JIM SIMMONS CO., INC.
a Tennessee corporation

By: _____
James D. Simmons, Jr., President

M. JO CRAIG
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

Davidson County DEEDQC
Recvd: 02/08/06 13:34 5 pg
Fees:27.00 Taxes:0.00
20060208-0015732

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James D. Simmons, Jr. with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Jim Simmons Co., Inc., a Tennessee corporation, the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 19 day of January, 2006.

Notary Public
My Commission Expires:

M. JO CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this
19 day of January, 2006.

Notary Public
My commission expires:

M. JO CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

QCD6.401

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT ONE:
A lot or parcel of land in East Nashville, Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Main Street at a point 12 feet 10 inches West of the Northwest corner of Lot No. 10 on the Plan of Mrs. Jane A. Davis' Addition to Edgefield, now East Nashville, as of record in Plan Book 1, page 41, Chancery Court at Nashville; thence, with the southerly margin of Main Street, westwardly 50 feet; thence, at right angles, southwardly 170 feet to the northerly margin of an alley; thence, with said alley, eastwardly 50 feet; thence, at right angles, northwardly 170 feet to the BEGINNING.

Being the same property conveyed to Jim Simmons Co., Inc., a Tennessee corporation, by Installment Deed from Gladys Heaton Singer, a widow, of record in Book 10431, page 382, Register's Office for Davidson County, Tennessee, and further conveyed to James D. Simmons, Jr. by Quitclaim Deed from Jim Simmons Co., of record in Instrument No. 20020201-0014471, said Register's Office.

Said TRACT ONE being unimproved commercial property generally known as 950 Main Street, Nashville, TN 37206 and being Parcel 301.00 on the Metropolitan Tax Assessor's Map 082-12-0.

INCLUDED in the above described tract, but specifically EXCLUDED therefrom is that portion of the property divested out of grantors and vested in the Nashville Housing Authority by Order of Condemnation in Minute Book 77, page 433, Third Circuit Court of Davidson County, Tennessee. The following is a description of entire condemned tract that contains this excluded parcel:

PARTIAL TAKING DESCRIPTION: LAND in the City of Nashville, County of Davidson, State of Tennessee, being part of the property deeded to the Southern Cleaners and Laundry, Inc., as of record in

Plan Book 1, pages 41 and 44, and in Book 2735, page 537, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point, said point being on the southerly margin of Main Street and being the Northwest corner of said property; thence, along a line in a southerly direction a distance of 10 feet, more or less, to a point; thence, along a line 10 feet from and parallel to the southerly margin of Main Street in an easterly direction a distance of 222.8 feet, more or less, to a point; thence, along a line in a northerly direction a distance of 10 feet, more or less, to a point on the southerly margin of Main Street; thence, along the

southerly margin of Main Street in a westerly direction a distance of 222.8 feet, more or less, to the point of beginning and containing 2,228 square feet, more or less.

TRACT TWO:
Land in East Nashville, Davidson County, Tennessee, described as follows:

BEING the westerly 10 feet of Lot No. 7 and the easterly 40 feet of Lot No. 8 on the Map of Mrs. Jane A. Davis' Addition to Edgefield, now East Nashville, as of record in Plan Book 1, page 41, Chancery Court at Nashville.

Said parts of Lot Nos. 7 and 8 front together 50 feet on the southerly side of Main Street and extend back between parallel lines 170 feet to an alley.

Being part of the same property conveyed to Jim Simmons Co., Inc., a Tennessee corporation, by Installment Deed from C. J. Singer and wife, Gladys Heaton Singer (the said Gladys Heaton Singer being one and the same person as Gladys M. Singer), of record in Book 9441, page 796, Register's Office for Davidson County, Tennessee, and further conveyed to James D. Simmons, Jr. by Quitclaim Deed from Jim Simmons Co., of record in Instrument No. 20020201-0014471, said Register's Office.

Said property being unimproved commercial property and is also known as Tax Map 082-12-0, Parcel 298.00.

TRACT THREE:
BEING Lot No. 10 on the Plan of Mrs. Jane A. Davis' Addition to Edgefield, now East Nashville, as of record in Plan Book 1, page 41, Chancery Court at Nashville and a 10 foot lot immediately West of said Lot No. 10, described together as follows:

BEGINNING on the southerly margin of Main Street at the corner of Lot Nos. 9 and 10; thence, with the line between the said two lots southwardly 170 feet to the northerly margin of an alley; thence, with the same westwardly 60 feet; thence, northwardly 170 feet to the southerly margin of Main Street; thence, with same eastwardly 60 feet to the BEGINNING.

Together with Lot No. 9 and the westerly 10 feet of Lot No. 8 on the Map of Mrs. Jane A. Davis' Addition to Edgefield, now East Nashville, a plan of which is of record in Plat Book 1, page 41, Chancery Court at Nashville.

SAID lot and part of said lot adjoin and front together 60 feet on the southerly side of Main Street, or Gallatin Pike, and run back between parallel lines 170 feet to an alley.

Being part of the same property conveyed to Jim Simmons Co., Inc., a Tennessee corporation, by Installment Deed from C. J. Singer and wife, Gladys Heaton Singer (the said Gladys Heaton Singer being one and the same person as Gladys M. Singer), of

record in Book 9441, page 796, Register's Office for Davidson County, Tennessee, and further conveyed to James D. Simmons, Jr. by Quitclaim Deed from Jim Simmons Co., of record in Instrument No. 20020201-0014471, said Register's Office.

Said lot and part of said lot being improved commercial property and is also known as Tax Map 082-12-0, Parcel 300.00.

The said TRACT TWO and TRACT THREE are generally known as 952 Main Street, Nashville, TN 37206.