THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street, Ste 3
Hendersonville, TN 37075

Davidson County DEEDQC
Recvd: 03/09/06 09:28 2 pgs
Fees:12.00 Taxes:0.00
20060309-0027387

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
JAMES H SIMPSON, JR. SHERONDA R SIMPSON 673 EWING DRIVE NASHVILLE, TENNESSEE 37207	SAME	59-88

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Ralph A Edwards and wife, Velma E Edwards, hereinafter referred to as the "GRANTORS" and James H Simpson, Jr. and Sheronda R Simpson, as tenants with right of survivorship, hereinafter referred to as the "GRANTEES":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, GRANTORS has this day quitclaimed unto GRANTEES, their heirs and assigns, as tenants by the entirety, all their right, title, and interest in and to certain real property located in Davidson County, Tennessee being more particularly described as follows, to wit:

Land located in Davidson County, Tennessee, described as follows to-wit:

BEING part of Lot No. 18 on the unrecorded Map of the Subdivision of part of the Marshall Waters Land described according to a copy of a survey made May 15, 1960, by Richard B Omohundro, Engineer, as follows:

BEGINNING at a point at the northeasterly intersection of Knight Road and Ewing Drive, said point being the southwest corner of the property herein described; thence along the said margin of Knight Road, North 3 deg East 55 feet, more or less, to a point in the center line of Ewing Creek; thence along the said center of Ewing Creek, North 65 deg 44 min. East 549.0 feet, more or less, to a point; thence continuing with the center lien of Ewing Creek, North 38 deg 30 min. East 299.6 feet, more or less, to a point in the west line of the W.D. Thompson Land; thence along the westerly line of the W.D. Thompson Lands, South 3 deg. 30 min West 392.4 feet to an iron pin in the northerly margin of Ewing Drive; thence along the said margin of said Drive and having a chord bearing of South 81 deg 28 min West 234.0 feet to a point; thence continuing along the said margin of said Drive, South 78 deg. 28 min. West 443.6 feet to the point of beginning.

Included but expressly excluded
A right-of-way acquisition of record in Document No. 20031126-171962 and is more particularly described as follows:

Beginning at a point in the easterly right-of-way of Knight Drive approximately at Station 10+22.01, 24.99 feet + let of the survey centerline as shown on Road Improvement Plans A Knight Drive & Ewing Drive, as prepared by Civil & Environmental Consultants, Inc., (Project No. 042-346), said point being the intersection of the existing easterly right-of-way of Knight Drive with the northerly right-of-way of Ewing Drive; said point also being a corner of the Ralph A & Velma E Edwards property recorded in Document No. 20031126-171962, of the Register's Office for Davidson County, Tennessee; said property being Parcel 59 on Map 88, in the Davidson County Property Assessor's Office;

THENCE, with said existing right-of-way of Knight Drive, North 09 deg 41' 14" East, 48.22 feet to a point; THENCE leaving said existing right-of-way, and with a new line along a curve to the left having a central angle of 108 deg 03' 21", a radius of 35.00 feet, a tangent of 48.22 feet and an arc length of 66.01 feet to a point, said point being in the existing right-of-way of Ewing Drive, South 81 deg 37' 53" West 48.22 feet to the Point of Beginning and containing therein 532.67 square feet or 0.012 acres, more or less.

Being the same property conveyed to Ralph A Edwards and wife, Velma E Edwards from Eric Sox and wife, Missy Sox by deed dated 11/25/03 of Instrument # 20031126-0171962, said Register's Office.

This is improved property known as: 673 Ewing Drive, Nashville, Tennessee 37207.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

In Witness Whereof, the undersigned has hereunto set their hands on this the 23rd day of FEBRUARY, 2006

Ralph A. Edwards
RALPH A EDWARDS

Velma E. Edwards by
Ralph A Edwards
att in fact
VELMA E EDWARDS

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ralph A. Edwards, individually and as Attorney in fact for Velma E. Edwards, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal this 23RD day of FEBRUARY, 2006.

SONDRA KUBY STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY (SEAL)

My commission expires: 1/20/08

Sondra Kuby
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $0.00

Chelle McMahan
AFFIANT

Subscribed and sworn to before me this 23RD day of FEBRUARY, 2006.

SONDRA KUBY STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

My commission expires: 1/20/08

Sondra Kuby
NOTARY PUBLIC