Davidson County DEEDQC
Recvd: 06/07/06 10:39 2 pgs
Fees:12.00 Taxes:0.00
20060607-0067386

This Instrument Prepared By:
Mark A. Ellmore, Attorney
1821 Old Murfreesboro Pike
Nashville, TN 37217

QUITCLAIM DEED

For and in consideration of Ten Dollars and 00/100 ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **James B. Creason and Jeremy Gearheart, as tenants in common**, by these presents do hereby quitclaim and convey to **Trust Development, LLC**, all of our right, title, life estate and interest in and to the following described tract of land to wit:

TRACT 1: Map/Parcel 81-8-227
BEING parts of Lots Nos. 446 and 444 on the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Register's Office of Davidson County. Said parts of said Lot Nos. 446 & 444 begin on the westerly margin of Sixth Avenue North, formerly High Street, 25 feet north of the northwest corner of said Sixth Avenue and an alley; thence with the westerly margin of said avenue northwardly 37 ½ feet; thence westwardly in a straight line 127 ½ feet more or less, to a point on the easterly margin of an alley; thence with the easterly margin of said alley, southerly 26 feet, more or less to a point 25 feet north of the first mentioned alley; thence easterly and parallel with said alley 137 feet, more or less, to the beginning.

TRACT 2: Map/Parcel 81-8-228
BEING the north 35 feet of Lot No. 444 on the Plan of North Nashville Real Estate Company's Plan, as of record in Book 21, Page 105, Register's Office for said County.

SAID part of said lot fronts 35 feet on the north side of 6th Avenue North and extends back 117 feet 3 inches on the north line and 130 feet more or less on the south line, to an alley in the rear measures 35 feet more or less thereon.

TRACT 3: Map/Parcel 81-8-229
BEING Lot No. 442 on the Plan of Lots known as North Nashville Real Estate Plan of Lots, a plan which is of record in Book 21, Page 105 of the Register's Office for Davidson County, Tennessee.

SAID Lot No. 442 fronts 52 feet and ½ inch on the westerly side of Sixth Avenue North (formerly High Street) and runs back 102 feet and 10 inches on the north line and 117 feet and 3 inches on the South line to an alley, fronting fifty feet on said alley.

BEING the same property conveyed to James B. Creason and Jeremy Gearheart, as tenants in common, by Warranty Deed from Kevin Hemphill recorded in Instrument No. 20060407-0040736, Register's Office for Davidson County, Tennessee.

This instrument is subject to any and all existing restrictions, easements and building setback lines of record.

This is unimproved property is known as **1817, 1819, and 1821 6th Avenue North, Nashville, TN 37208**

WITNESS my hand and seal on this 1st day of June, 2006.

James B. Creason.

[redacted]

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 James B. Creason and Jeremy Gearheart, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 1st day of June, 2006.

Notary Public

COURTNEY E. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires: September 19th, 2009

My commission expires:
9/19/2009

STATE OF TENNESSEE
COUNTY OF Williamson

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value, whichever is greater, for this transfer is $-0-, which is paid for the property herein conveyed.

[redacted]

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this the 1st day of June, 2006.

Notary Public

COURTNEY E. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires: September 19th, 2009

My commission expires:
9/19/2009

ADDRESS OF NEW OWNERS:
James B. Creason
1239 Adams Street
Franklin, TN 37064

SEND TAX BILLS TO:
SAME

Map/Parcel:
81-8-227
81-8-228
81-8-229