Prepared by and Recording Requested by:
Cecil Smith & Associates, PC
6800 Poplar Ave., Suite 200
Memphis, TN 38138

Map/Parcel 104-15-0 283.00

QUIT CLAIM DEED

Owner & Property Address:	*	Mail Tax Statement to:
EDWARDS TENNESSEE	*	Wallace Edwards, Jr.
REAL ESTATE II, LLC	*	P.O. Box 158466
2607 West Linden Avenue	*	Nashville, TN 37215
Nashville, TN 37212	*	

The GRANTOR, WALLACE EDWARDS, JR., Trustee of the WALLACE EDWARDS, JR. LIVING TRUST, dated October 6, 2004, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, remise, release, quit claim, and convey grantor's right, title, and interest in and to the below-described property to:

EDWARDS TENNESSEE REAL ESTATE II, LLC

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Being Lot No. 1 on the Resubdivision of part of Lot No. 37 on the Plan of Belair, as of record in Book 2854, page 135, Register's Office for said County.

Said Lot fronts 45.75 feet on the south side of West linden Avenue and runs back between parallel lines, 192 feet to a dead line in the rear.

Being the same property conveyed to WALLACE EDWARDS, JR., Trustee of the WALLACE EDWARDS, JR. LIVING TRUST, dated October 6, 2004 by Quit Claim Deed of record as Instrument number 20041013-0123623 in said Register's Office.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

Davidson County DEEDQC
Recvd: 11/27/06 13:37 2 pgs
Fees:12.00 Taxes:0.00
20061127-0146010

IN TESTIMONY WHEREOF, this instrument has been executed this 6th day of October, 2006, by the undersigned.

Wallace Edwards, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared WALLACE EDWARDS, JR., Trustee of the WALLACE EDWARDS, JR. LIVING TRUST, dated October 6, 2004, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 6th day of ~~October~~ Nov, 2006.

NOTARY PUBLIC My Commission Expires: July 24, 2010

ROBERT EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. 67-4-409(a).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Wallace Edwards, Jr., Affiant

Subscribed and sworn to before me this 6 day of ~~October~~ Nov, 2006.

NOTARY PUBLIC My Commission Expires: July 24, 2010

ROBERT EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY