BOX #14A

QUITCLAIM DEED

State of Tennessee)
County of Davidson)

G#20498-2

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

Affiant

Subscribed and sworn to before me, this the 10th day of April, 2007.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

Davidson County DEEDQC
Recvd: 04/13/07 08:21 2 pgs
Fees:12.00 Taxes:0.00
20070413-0044362

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
SUZANNE EDWARDS (as to a 25% interest)	**"NEW OWNER(S)"**	**Map 104-08-0 Parcel 291.00**
1406 17th Avenue South		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

ROSS D. EDWARDS, an unmarried man

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

SUZANNE EDWARDS, an unmarried woman, as to an undivided 25% interest

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, AN UNDIVIDED 25% INTEREST OF THE GRANTOR'S 50% INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being part of Lot No. 42 on the Plan of O. B. Hayes Plan, as of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of 17th Avenue South, formerly Addison Street, at Amos E. Dampier's Northwest corner, being about 110 feet 6-1/2 inches northerly from the South line of said Lot No. 42; thence, with the easterly margin of said Avenue northerly 55 feet 3-1/4 inches, more or less, to E. C. Stems Southwest corner; thence, with his southerly line easterly 150 feet, more or less, to westerly margin of an alley; thence, with said alley southerly 55 feet 3-1/4 inches, more or less, to Dampier's Northeast corner; thence, with her northerly line westerly 150 feet, more or less, to the BEGINNING.

BEING the same property conveyed to Ross D. Edwards and James L. Knight, by Warranty Deed dated May 20, 1999, from Daniel T. Furth and wife, Mary Pardee Furth, of record in Book 11489, Page 502, Register's Office for Davidson County, Tennessee. And further conveyed to Town Mark Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Ross D. Edwards and James L. Knight, of record in Instrument No. 20021213-0153837, said Register's Office.

BEING the same property conveyed to Ross D. Edwards, an unmarried man, as to an undivided 50% interest, and James L. Knight, a married man, as to an undivided 50% interest, by Quitclaim Deed from Town Mark Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20070413 0044361 **, Register's Office for Davidson County, Tennessee.**

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee herein.

THE HEREIN DESCRIBED COMMERCIAL PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

This is IMPROVED (__X__) unimproved (____) property, known as: **1406 17th Avenue South, Nashville, TN 37212** .

Witness my/our hand(s) this **10th** day of **April, 2007.**

ROSS D. EDWARDS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROSS D. EDWARDS, an unmarried man,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **April, 2007.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09