THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):

Talbott Title & Escrow, LLC
213 Ward Circle #102
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1084

Davidson County DEEDQC
Recvd: 07/03/07 14:07 3 pgs
Fees:17.00 Taxes:0.00

20070703-0079487

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# QUITCLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Bill Gibson, Trustee of the Uni Housing Revocable Trust Agreement**, hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto **Marvin Toles, and Nanassa Roberson, as joint tenants with the rights of survivorship,** hereinafter "Grantee(s)", the following real estate, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

See Attached Exhibit A

**THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.**

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING ALL OR PART OF THE SAME premises conveyed to Grantor by virtue of a deed from Jack George, dated April 14, 2006, and recorded May 18, 2006, of record in Instrument No. 20060518-0058329 in the Register of Deeds for the City of Nashville, County of Davidson, Tennessee.

WITNESS Grantor's hand this 31st day of May, 2007.

_____
Witness

X _____ {SEAL}
Bill Gibson, Trustee for Uni Housing Trust

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 31st day of May, 2007, before me, the undersigned officer duly commissioned and qualified, personally appeared Bill Gibson, Trustee, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same on behalf of the Uni Housing Trust as his free act and deed.

_____
Notary Public

My Commission expires: 1-23-2011

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

**Parcel ID #060-04-0-085.00**

owner +
**Person or Agency responsible for taxes:**
Marvin Toles
241 Broadmoor Drive
Nashville, TN 37207

Affiant: _____

Subscribed and sworn to before me this 5th day of June, 2007.

_____
Notary Public
My Commission expires: 1-23-2011

SPENCER R. TALBOT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

# Exhibit A

Tract 1:
Land in Davidson County, Tennessee being Lot No. 1 on the Plan of Section 1, Ewing Place, of record in Plat Book 4060, Page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made fore a more complete description thereof.

Tracts 2 & 3:
Land in Davidson County, Tennessee being two parts of Lot No. 2 on the Plan of Real Estate of William Phillips, of record in Plat Book 57, Page 21, Register's Office for Davidson County, Tennessee, and described according to a survey dated June 23, 1987, by Donald W. Fortner, as follows:

Tract 2:
Beginning at an iron pin in the northerly right of way of Ewing Lane, said pin being North 29 deg. 16' West of a concrete monument marking the southeast corner of John Thomas Vardell's property as recorded in Book 4158, Page 303, Register's Office for Davidson County, Tennessee, thence North 4 deg. 24' feet East 212.32 feet to an iron pin, thence North 82 deg. 50' West 150.44 feet to a concrete monument; thence south 67 deg. 27' East 114.33 feet to a concrete monument; thence South 29 deg. 15' East 76.13 feet to a point of beginning, containing 0.51 acres, more or less.

Tract 3:
Beginning at a concrete monument in the northerly margin of Ewing Lane, marking the Southwest corner of John Thomas Vardell's property as recorded in Book 4158, Page 303, Register's Office for Davidson County, Tennessee; thence North 29 deg. 15' West 140.04 feet to a concrete monument; thence South 4 deg. 24' West 168.26 feet to an iron pin in the northerly margin of Ewing Lane; thence North 60 deg. 34' East 93.23 feet to the point of beginning, containing 0.15 acres, more or less.

Included in the above descriptions but specifically excluded from the conveyance is the following description.

Beginning at a point in the North margin of Ewing Drive East, said point being along the said North margin of Northeastwardly 92 feet, more or less, from the southeast corner of the G.W. McCutchen Property; thence North 27 deg. 07 minutes 58 seconds west 4.40 feet to a point; thence North 63 deg. 25 minutes 42 seconds East 12.36 feet to a point; thence along a curve right having a radius of 1157.92 feet northeastwardly for 80.39 feet to a point; thence South 27 degrees 01 minute 58 seconds East 5.87 feet to a point in the said north margin; thence along the said north margin southeastwardly 92.0 feet to a point of beginning and containing 531 square feet.