Record & Return to

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDQC
Recvd: 12/02/08 15:37 2 pgs
Fees:12.00 Taxes:0.00
20081202-0117020

ADDRESS NEW OWNER:
James Fentress etux
100 Craighead Avenue
Nashville, Tennessee 37205

SEND TAX BILL TO:
Owner

MORTGAGEE:
BancorpSouth Bank
5217 Maryland Way
Brentwood, Tennessee 37027

MAP **104-5**
GROUP
PARCEL **275.01**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar and other valuable consideration,**James Fentress**, hereinafter called the "GRANTOR", by these presents, does quitclaim and convey unto **James V. Fentress, Jr. and wife, Cynthia M. Wood**, hereinafter called the "GRANTEE", his heirs and assigns, all his right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southwesterly part of Lot No. 449 on the Map of Richland Realty Company's Subdivision C, of record in Plat Book 421, page 31, Register's Office, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the southwest corner of said lot, at the intersection of two alleys; thence along the margin of an alley, North 68 degrees 39' East 80 feet to a corner of the property as conveyed by deed of record in Book 739, page 121, said Register's Office, said point being being 9.8 feet west of the common corner of Lot Nos. 449 and 450; thence North 6 degrees 30' West 100 feet to a point; thence North 88 degrees 16' West 59 feet to a point in the easterly margin of an alley, which point is 17.8 feet south of the southeast corner of Lot No. 445; thence along the margin of an alley South 11 degrees 14' East 125.7 feet to the point of beginning.

Being the same property conveyed to James Fentress by deed from George Degerberg dated February 3, 2006 of record in Instrument no. 20060210-0016678, Register's Office for Davidson County, Tennessee.

James V. Fentress, Jr. And James Fentress being one and the same person.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is improved property known as 100 Craighead Avenue, Nashville, Tennessee 37205.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 25th day of November, 2008.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, James Fentress, 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 Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal this 25th day of November, 2008.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

AFFIANT

Subscribed and sworn to before me on this 25th day of November, 2008.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009