BILL GARRETT, Davidson County
Trans:T20100056423 DEEDQC
Recvd: 09/08/10 15:08 3 pgs
Fees:17.00 Taxes:0.00
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THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, FIRST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203

THIS QUITCLAIM DEED IS PREPARED SOLELY ON THE BASIS OF INFORMATION AND DOCUMENTATION PROVIDED TO THE PREPARER BY THE GRANTOR AND GRANTEE, AND THE PREPARER HAS ACTED AS SCRIVENER ONLY.

MAP/PAR: 060 00 0 053.00 & 060 00 0 054.00

AS FOLLOWS:

SEND TAX BILLS TO:

Helen Ray Thomas
2935 Walnut Crest Drive
Antioch, TN 37013

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Helen Ray Thomas
Affiant

Subscribed and sworn to before me this 16TH day of August, 2010.

Judy R. Montague
Notary Public

My commission expires:_____

JUDY R. MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

QUITCLAIM DEED

For and in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Thomas & Associates, Inc., a Tennessee corporation** (herein, "Grantor"), by these presents does hereby quitclaim and convey unto **Helen Ray Thomas, a married woman** (herein, "Grantee"), her heirs and/or assigns, all its right, title and interest in and to the following described tract of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This is unimproved property is known as: 224 & 236 Ben Allen Road, Nashville, TN 37207.

Said property is conveyed subject to any and all such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 16TH day of August, 2010.

Grantor:

Thomas & Associates, Inc.,
a Tennessee corporation

By: George E. Thomas

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, GEORGE E. THOMAS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the PRESIDENT (title/officer) of **Thomas & Associates, Inc.**, a Tennessee corporation, the within named bargainor, and that he in such capacity, and on behalf of the said corporation, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as PRESIDENT (title/officer).

Witness my hand and official seal at office in Nashville, Tennessee, this 16TH day of August, 2010.

Judy R. Montague
Notary Public

My Commission Expires:

EXHIBIT "A"
LEGAL DESCRIPTION

Tract 1:

Land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, being a part of the tract of land known as Maplewood, and being part of Lot No. 4 on the Plan of William Phillips' Land, as of record in Book 57, page 21, Register's Office for said County, described according to a copy of a survey thereof made December 20, 1922, by Erle Drake, County Surveyor, as follows: Beginning at a point in the center of a road leading from the Dickerson Turnpike to the Gallatin Turnpike, known as Ben Allen Road, or Lane, at the northeast corner of the tract of land conveyed to C.A. Sowell and wife, by deed from Alex Perry and wife, of record in Book 613, page 107, said Register's Office, being the northwest corner of the lands belonging to D.H. Thompson; thence, with the line between said tract of land south 5 deg. west 1330 feet to a rock; thence north 87 deg. west 788 feet to a rock; thence north 5 deg east 202 feet to a rock; thence south 87 deg. east 453 feet to a stake; thence north 5 deg. east 1034 feet to the center of the Ben Allen Road; thence with the center of the same north 69 ½ east 264 feet, north 88 ½ deg. east 82 feet to the point of beginning, containing 12 acres, more or less.

Tract 2:

Land in the 12th Civil District of Davidson County, Tennessee, being "part of the Maplewood Land", being south of the road leading through the Maplewood land from the Dickerson Pike to the Gallatin Pike, known as the Ben Allen Road.

Beginning at the northwest corner of a tract of land deeded by D.H. Thompson and wife, Beulah B. Thompson to Mildred Thompson Hill, by deed dated September 24, 1955, recorded in Book 2452, page 507, Register's Office, Davidson County, Tennessee, at a point in the center of Ben Allen Road, thence running N 88 ½ deg east 150 feet, with the center of Ben Allen Road to a point; thence S 5 deg. W 225 feet to a point; thence south 88 ½ west 150 feet to a point in the western boundary of D.H. Thompson and wife, Beulah B. Thompson, land, of which this is a part; thence with this western boundary N 5 deg E 225 feet to the center of Ben Allen Road, being the beginning.

Being the same property conveyed to Thomas & Associates, Inc., by deed from John T. Hill, of record in Book 10503, page 723, Register's Office for Davidson County, Tennessee, recorded June 24, 1997.