THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Carl J. Meyer
Landsel Title Agency, Inc.
961 N. Hamilton Road, Ste. 100
Gahanna OH 43230
Telephone: 614-337-1928 Fax: 614-337-9206
File No. GH-13790SEZ

BILL GARRETT, Davidson County
Trans:T20110013433 DEEDQC
Recvd: 03/07/11 10:40 3 pgs
Fees:17.00 Taxes:0.00
20110307-0017849

GH-13790

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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, **JAMES T. RALPH, MARRIED, joined by CONNIE J. EZELL-RALPH, HIS WIFE**, hereinafter referred to as "Grantors", do hereby bargain, sell, remise, release, quit claim and convey unto **JAMES T. RALPH and CONNIE J. EZELL-RALPH**, HUSBAND AND WIFE, hereinafter "Grantees", the following real estate, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND, LOCATED IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING TRACT NUMBER ELEVEN AS DESCRIBED ACCORDING TO A SURVEY BY BARRY GREER AND ASSOCIATES, DATED SEPTEMBER 6, 1991, AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE NORTHEASTERN R.O.W. OF BEN ALLEN ROAD, SAID PIN BEING LOCATED 175.43 FT. AS MEASURED IN AN EASTERLY DIRECTION ALONG SAID R.O.W., FROM THE INTERSECTION OF SAID R.O.W. WITH THE WEST BOUNDARY OF TRACT 1 AS SHOWN IN THE DEED TO DAVID HUGH THOMPSON AS OF RECORD IN BOOK 2803, PAGE 559, R.O.D.C., TENNESSEE, AND PROCEEDING AS FOLLOWS:

THENCE, LEAVING SAID R.O.W., NORTH 05° 07' 38" EAST, A DISTANCE OF 682.62 "FT. TO AN IRON PIN; THENCE, SOUTH 89° 26' 36" EAST, A DISTANCE OF 185.63 FT. TO AN IRON PIN; THENCE, SOUTH 00° 07' 27" WEST, A DISTANCE OF 200.00 FT TO AN IRON PIN; THENCE, SOUTH 89° 52' 33" EAST, A DISTANCE OF 31.00 FT. TO AN IRON PIN; THENCE, SOUTH 00° 07' 27" WEST, A DISTANCE OF 215.00 FT. TO AN IRON PIN; THENCE, SOUTH 89° 52' 33" EAST, A DISTANCE OF 86.80 FT. TO AN IRON PIN; THENCE, SOUTH 10° 41' 11" EAST, 370.67 FT. TO AN IRON PIN; THENCE, SOUTH 37° 55' 57" WEST, A DISTANCE OF 182.54 FEET TO AN IRON PIN SET IN SAID R.O.W. OF BEN ALLEN ROAD; THENCE, WITH SAID R.O.W., NORTH 52° 04' 03" WEST, A DISTANCE OF 342.74 FT. TO AN IRON PIN; THENCE, IN A WESTERLY DIRECTION, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 576.17 FT., AN ARC DISTANCE OF 60.65 FT. TO THE BEGINNING AND CONTAINING 5.686 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY BARRY GREER AND ASSOCIATES, 2103 WINDSOR PLACE, MT. JULIET, TENNESSEE, LICENSE NUMBER 211.

Parcel ID: 061 00 0 017.00

Commonly known as 301 Ben Allen Road, Nashville, TN 37207
However, by showing this address no additional coverage is provided

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 GEORGE E. THOMAS, JR., dated June 14, 1996, and recorded June 17, 1996, in the Register of Deeds for the County of Davidson, in Book 10088, at Page 678.

WITNESS Grantors' hands this 18 day of February, 2011.

Witness

Witness

James J Ralph {SEAL}
JAMES T. RALPH

Connie J Ezell-Ralph {SEAL}
CONNIE J. EZELL-RALPH

JOSEPH KAROVICS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 18 day of February, 2011, before me, the undersigned officer duly commissioned and qualified, personally appeared JAMES T. RALPH, Married, joined by his wife CONNIE J. EZELL-RALPH, known to be (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as their free act and deed.

Notary Public

My Commission expires: 4th November 2013

STATE OF TENNESSEE
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 $ 10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: James J Ralph

Subscribed and sworn to before me this 18 day of February, 2011.

Notary Public
My Commission expires: 4th November 2013

NEW OWNER
Person or Agency responsible for taxes:
JAMES T. RALPH and CONNIE J. EZELL-RALPH
301 Ben Allen Road
Brentwood, TN 37027

JOSEPH KAROVICS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY