This Instrument Was Prepared By:
Gail Smith Bradford, Esq.
49 Music Square West, Suite 600
Nashville, TN 37203
From information and description
furnished by the parties.
This conveyance made without
benefit of title search.

BILL GARRETT, Davidson County
Trans:T20110022556 DEEDQC
Recvd: 04/18/11 09:04 3 pgs
Fees:18.00 Taxes:1406.00
20110418-0029532

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
James Bryan Lewis, Trustee Ginger Lewis Broadway Property Trust u/a dtd 01.01.11 4467 Pecan Valley Road Nashville, Tennessee 37218	SAME	Map 93-63 Parcel 106

KNOW ALL MEN BY THESE PRESENTS, that **JAMES A. LEWIS and wife, HILDA M. LEWIS** ("Grantors"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby quitclaim and convey unto **James Bryan Lewis, Trustee under that certain agreement establishing the Ginger Lewis Broadway Property Trust under agreement dtd 01.01.11** ("Grantee"), its successors and assigns, an eighty percent (80%) undivided interest in and to a certain tract of real property, and all improvements located thereon, located in Davidson County, Tennessee, described as follows, to wit:

Being part of a Lot No. 41 on the First Plan of Division Academy Lots, not of record, described as follows: Beginning on the southerly margin of Broadway, formerly Broad Street, 60 feet 11 inches east of the easterly margin of 5th Avenue, South, formerly Summer Street, being J.W. McClellan and wife's northeast corner; thence with the southerly margin of Broadway, eastwardly 30 feet 1-1/2 inches to the northwest corner of another part of said lot owned by said McClellan and wife; thence with their westerly line, southwardly 90 feet to the northerly margin of an alley; thence with said alley, westwardly 29 feet 4-1/2 inches to the eastwardly line of McClellan's first mentioned lot; thence with said line, northwardly 90 feet to the beginning.

Being the same property conveyed to Grantors by Deed of record at Book 7306, page 268, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

By this conveyance, Grantors will continue to own their interests as tenants by the entireties between Grantors, and intend to create a tenancy in common between Grantors and Grantee herein.

The legal description contained herein is the same as that contained in the previous deed of record.

This is improved property known as 425 Broadway, Nashville, Tennessee 37203.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors this the 31st day of March, 2011.

Hilda M Lewis
HILDA M. LEWIS

James A Lewis
JAMES A. LEWIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Hilda M. Lewis,** to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 31st day of March, 2011.

GAIL SMITH BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN. 7, 2013

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **James A. Lewis,** to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 31st day of March, 2011.

GAIL SMITH BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN. 7, 2013

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $380,000.00.

James Bryan Lewis, Trustee, Affiant

Subscribed and sworn to before me, this the 31st day of March, 2011.

Notary Public

My Commission Expires: _____

GAIL SMITH BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013