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 09:08 4 pgs
Fees:23.00 Taxes:1184.00
20110418-0029534

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
James Bryan Lewis, Trustee Bradford Jason Lewis 2011 Property Trust u/a dtd 01.01.11 4467 Pecan Valley Road Nashville, Tennessee 37218	SAME	Map 106-1 Parcel 64

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 Bradford Jason Lewis 2011 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:

See Exhibit A attached hereto and incorporated herein by reference.

Being the same properties conveyed to Grantors by Deed of record at Book 8599, pg 898, 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 retained twenty percent (20%) undivided interest in each of the Tracts described in Exhibit A as tenants by the entireties between themselves, and by this deed Grantors intend to create a tenancy in common between Grantors and Grantee herein.

The legal descriptions contained in Exhibit A are the same as that contained in the previous deed of record.

This is improved property known as 432 Murfreesboro Road and 817-821 Elm Hill Pike, Nashville, Tennessee 37210.

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

HILDA M. 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.

Notary Public

My Commission Expires: My Commission Expires JAN. 7, 2013

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.

Notary Public

My Commission Expires: My Commission Expires JAN. 7, 2013

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 $320,000.00.

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

EXHIBIT A

TRACT I

817-821 Elm Hill Pike, Nashville, Tennessee

Map 106-1, Par 59, FB 2DA-62740

Land in Davidson County, Tennessee being Lot Nos. 11, 12, 13, 14, 15 and 16, comprising 1.29 acres, more or less, on the Map of Mrs. Maggie E. Minton's subdivision, of record in Book 161, page 81, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 11 and 12 front together 84 feet on the southerly side of Old Lebanon Road, also known as Elm Hill Road; and run back 182.86 feet on the easterly line and 160 feet on the westerly line to an alley 16 feet wide and measure together 136.5 feet thereon, more or less, being the same property conveyed to Alene Jarrett Development by deed from Icie Pugh Griffin, A.M. Griffin, Ben Pugh and Linna Pugh, of record in Book 749, page 698, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 13 and 14 front together 100 feet on the southerly said of Old Lebanon Road, also known as Elm Hill Road, and runs back 206.58 feet on the easterly line and 182.86 feet on the westerly line to an alley, measuring 102.26 feet thereon, being the same property conveyed to Alene Jarrett Davenport by deed from Frank L. Lehman and August Lehman, of record in Book 2104, page 540, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 15 and 16 front together 100 feet on the southerly side of Old Lebanon Road, also known as Elm Hill Road, and run back 230.30 feet on the easterly line and 206.58 feet on the westerly line to an alley, measuring 102.26 feet thereon, being the same property conveyed to Alene Jarrett Davenport by deed from W.J. Jarrett and wife, Margaret Drake Jarrett, of record in Book 1427, page 609, Register's Office for Davidson County, Tennessee.

TRACT II

432 Murfreesboro Road, Nashville, Tennessee 37201
Map 106-1, Parcel 64 2DA-50230

Land in Davidson County, Being Lots Nos. 7 and 8 on the Map of Mrs. Maggie E. Minton's Subdivision, of record in Book 161, page 81, Register's Office for said County.

Said Lots adjoin and front together 100 feet on the north said of Murfreesboro Pike and runs back between line 232.11 feet on the west line of Lot 8 and 236.33 feet on the east line of Lot 7 to an alley in the rear on which it measures 100.2 feet.