39-B

BILL GARRETT, Davidson County
Trans:T20130034955 DEEDQC
Recvd: 04/29/13 12:15 3 pgs
Fees:17.00 Taxes:0.00
20130429-0042297

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual Consideration or value of this transfer, whichever is greater, is good and valuable consideration but no monetary consideration.

Joseph S. Scales
Affiant

SWORN to and subscribed before me on this 25 day of April, 2013.

KENNETH M. LARGE NOTARY PUBLIC DAVIDSON CO. TN

Notary Public

My commission expires: 7-8-13

This Instrument was prepared by:

Renard A. Hirsch, Sr., Esq.
SMITH & HIRSCH, PLC
3250 Dickerson Pike, Ste 121
Nashville, TN 37228

Address New Owner:	*Send Tax Bills To:*	*Map-Parcel Nos.:*
The Scales Group, LLC 2908-12th Avenue South Nashville, Tennessee 37204	SAME	Map 118-01-0 Parcel 179.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of good and valuable consideration, but no monetary consideration, sufficiency and receipt of which is hereby acknowledged, we, **JANET SCALES GIBSON, ANN S. SPRIGGS, JOSEPH S. SCALES AND PHILIP M. SCALES,** as equal tenants in common, the Grantor, have bargained and sold and hereby convey, remise, release and forever quitclaim all of our right, title and interest in said tract or parcel of land located in Davidson County, Tennessee unto **The Scales Group Limited Liability Company a/k/a The Scales Group, LLC**, the Grantee, its successors and assigns. Said tract or parcel of land being conveyed hereunder is described as follows:

SEE EXHIBIT "A"

Being the same property conveyed to **JANET SCALES GIBSON, ANN S. SPRIGGS, JOSEPH S. SCALES AND PHILIP M. SCALES** as equal tenants in common, by deed from **JOSEPH S. SCALES and JANET SCALES GIBSON, Trustees,** of record as Instrument No. 20040126-0009765, register's Office for Davidson County, Tennessee.

This is improved property known as 2908-12th Avenue South, Nashville, Tennessee 37204. Said property is conveyed subject to such limitations, restrictions, and encumbrances

as may affect the premises.

WITNESS my hand this 25 day of April, 2013.

Date: 4-25-2013 — **JANET SCALES GIBSON**

Date: 4-25-2013 — **ANN S. SPRIGGS**

Date: 4-25-2013 — **JOSEPH S. SCALES**

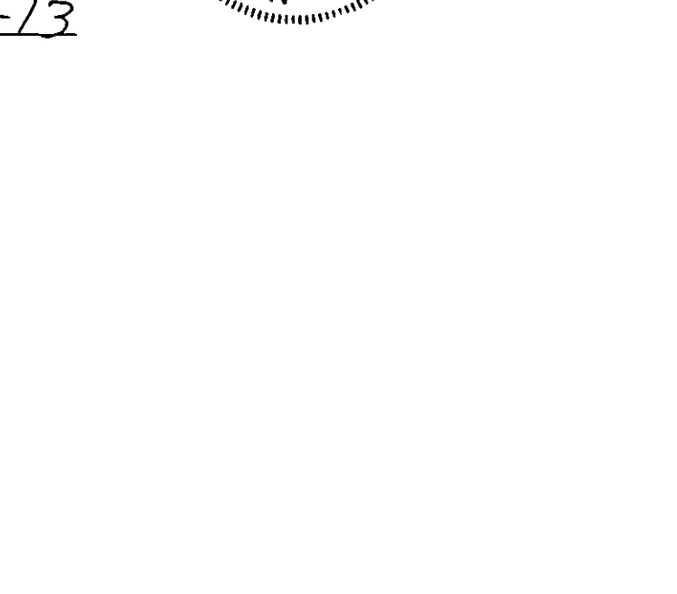
Date: 4-25-2013 — **PHILIP M. SCALES**

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notary public in and for said County and State, the within named **JANET SCALES GIBSON, ANN S. SPRIGGS, JOSEPH S. SCALES AND PHILIP M. SCALES**, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 25 day of April, 2013.



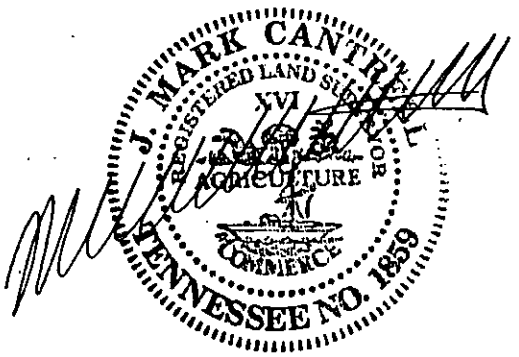
NOTARY PUBLIC

My commission expires: 7-8-13

EXHIBIT "A"

Legal Description

Beginning at an Iron Pin Found (IPF) at the southwesterly corner of Russell Vent-Pearce and Elizabeth Campos, as recorded in Instrument 20100813-0063965 of the Register Office of Davidson County (R.O.D.C.), said pin on the northerly right-of-way of Kirkwood Avenue, thence with said right-of-way, the following calls: with a curve to the right, said curve having a radius of 51.75', a length of 16.14' and chord bearing and distance of North 77°19'16" West 16.07 feet to an IPF; North 68°23'39" West, a distance of 17.82 feet to an IPF, with a curve to the right, said curve having a radius of 226.50', a length of 33.25' and a chord bearing and distance of North 66°15'14" West, a distance of 33.22 feet to an IPF; North 57°32'49" West, a distance of 44.30 feet to an IPF; with a curve to the right, said curve having a radius 10.00', a length of 12.06' and a chord bearing and distance of North 23°00'03" West 11.34 feet to an IPF on the easterly right-of-way of 12th Avenue S., thence with said right-of-way, the following calls: North 11°32'53" East, a distance of 95.73 feet to an IPF, with a curve to the right, said curve having a radius of 25.00', a length of 15.20' and a chord bearing and distance of North 76°19'35" East 14.97 feet to an IPF on the southerly right-of-right of Metro Alley No. 960, thence with said Alley, South 86°15'03" East, a distance of 97.66 feet to the Point of Beginning. Containing 0.3417 Acres, more or less, as surveyed by Arrowhead Survey, J. Mark Cantrell, TN RLS # 1859 on this 16th day April 2013.



4-24-2013

The above description is a part of Lot 1, as shown on the map entitled Dr. L.G. Noels Idlewild, of record in Book 3842, page 81, Register's Office for Davidson County, Tennessee.