THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS, P.C.
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $-0-.

James G. Grooms
AFFIANT

Subscribed and sworn to before me this 11th day of December 2018.

Don R. Childress
Notary Public
My Commission Expires:
7/8/2019

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Y Johnson Davidson County
Batch# 172852 DEEDQC
12/12/2018 09:33:42 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20181212-0120826

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
James G. Grooms, et ux 1231 General George Patton Rd Nashville, Tennessee 37221	New Owner	174 00 0 122.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration and for the purpose of correcting the legal description of the subject property, MARTIN RAY and wife, KATHERINE B. RAY by these presents do hereby remise, release and quitclaim unto JAMES G. GROOMS and wife, PATSY R. GROOMS, their heirs and assigns, all right, title and interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

SEE EXHIBIT A

Being the same property conveyed by Warranty Deed from JOHN B. GRIBBLE and wife, BARBARA SUE GRIBBLE, to MARTIN RAY and wife, KATHERINE B. RAY, dated October 7, 1983, of record in Book 6154, Page 947, Register's Office for Davidson County, Tennessee.

This is improved property known as 826 Preston Road, Antioch, Tennessee 37013.

The purpose of this Quitclaim Deed is to correct the legal description to include a call that was inadvertently omitted in said description in the Warranty Deed from MARTIN

RAY and wife, KATHERINE B. RAY, to JAMES G. GROOMS and wife, SHIRLEY P. GROOMS, dated December 4, 1984, of record in Book 6442, Page 16, Register's Office for Davidson County, Tennessee.

Said property was further conveyed by Quitclaim Deed from SHIRLEY P. GROOMS to JAMES GRANT GROOMS, dated September 6, 1988, of record in Book 7704, Page 80, said Register's Office, pursuant to a divorce decree, with the continuation of the omitted call in the legal description, and being further conveyed by Quitclaim Deed from C. EDWARD COOMER, TRUSTEE, to JAMES G. GROOMS and wife, PATSY R. GROOMS, dated September 10, 1993, of record in Book 9083, Page 368, said Register's Office, with the continuation of the omitted call in the legal description.

JAMES G. GROOMS and JAMES GRANT GROOMS are one and the same person.

This instrument and the interest hereby released and quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the premises.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 11th day of December 2018.

Martin Ray
MARTIN RAY

Katherine B. Ray
KATHERINE B. RAY

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, MARTIN RAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 11th day of December 2018.

JONATHON ROCK NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

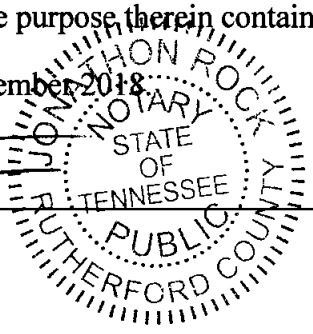
Notary Public

My Commission Expires: 10/6/22

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, KATHERINE B. RAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 11th day of December 2018.



Notary Public

My Commission Expires: 10/16/22

EXHIBIT A

Legal Description
826 Preston Road, Nashville, TN 37013

Land in the 5th Civil District of Davidson County, Tennessee, shown as Tract No. 1 on a survey by J. Bruce Rainey, Surveyor #823, dated April 23, 1980 (also June 9, 1980), of a portion of the lands of Minna Ethel Culbertson composed of Lots Nos. 1, 2, and 3, containing 26-1/4 acres each, in the North Division of the lands of Stephen H. Ham, a plan of which is recorded in Minute Book X, Page 284, of the Circuit Court for said County, 13 acres of Lot No. 2 in the South Division of the lands of Stephen H. Ham, recorded in Minute Book X, Page 284, of the Circuit Court for said County, and 22 acres and 46 poles of the Samuel Kimbro tract of land, and described according to survey as follows:

Beginning at an iron pin on the easterly margin of Preston Road, said point of beginning being 25 feet east of the center line of said road and also being 639.33 feet south of the intersection of the margins of said Preston Road and Old Franklin Road; thence with the margin of Preston Road S. 09 degrees 58 minutes 10 seconds W. 137.39 feet to an iron pin; thence continuing with the margin of said Road S. 04 degrees 49 minutes 05 seconds W. 47.61 feet to an iron pin; thence leaving the margin of said Road and severing the Culbertson property, S. 82 degrees 39 minutes 18 seconds E. 1,275.97 feet to an iron pin; thence N. 04 degrees 57 minutes 03 seconds E. 150.00 feet to an iron pin; thence N. 79 degrees 17 minutes 55 seconds W. 643.00 feet to an iron pin in a fence line; thence with fence N. 76 degrees 52 minutes 52 seconds W. 229.16 feet to an iron pin; thence with fence N. 80 degrees 49 minutes 31 seconds W. 49.30 feet to an iron pin; thence continuing with fence N. 85 degrees 21 minutes 41 seconds W. 123.95 feet to an iron pin; thence continuing with fence N. 88 degrees 10 minutes 02 seconds W. 223.57 feet to the point of beginning, containing 5.39 acres more or less.