Send Tax Bills to:
Kirshner Realty Company
Church Street
Nashville, Tennessee

D E E D

WHEREAS, Jean K. Freedman, Sheryl K. Sherman and Berton M. Kirshner are the owners of interests in the property hereinafter described; and

WHEREAS, they desire to partition said property so that title therein be vested in fee in the respective parties to the property as herein conveyed to each of them.

NOW THEREFORE, for and in consideration of the premises and the conveyance herein contained, we, Sheryl K. Sherman and Berton M. Kirshner, do herewith transfer and convey to Jean K. Freedman, her heirs and assigns, the following tracts or parcel of land in Davidson County, Tennessee:

TRACT NO. I MAP 81-16 PAR 152 mp

Being the northwest part of Lots Nos. 95 and 96 on the Plan of McGavock-Wetmore and Others First Addition to Nashville, called the Town of McGavock, as of record in Book No. 21, Page 23, Register's Office for said County described as follows:

Beginning at the southeast corner of Cheatham Street and 11th Avenue North, formerly Fillmore Avenue or Tilden Street, being the northwest corner of said Lot No. 96; thence with the southerly line of Cheatham Street easterly 49 feet, more or less, to the northwest corner of a part of said lot conveyed by Alice B. Smith to Felix R. Cheatham, by deed of record in Book No. 113, Page 414, of the said Register's Office; thence southerly with his westerly line, being parallel with said 11th Avenue half way to Ophelia Avenue, the northeast corner of a lot conveyed to Bridget Beck by deed of record in Book No. 112, Page 233, said Register's Office; thence westerly with the northerly line of said Beck's Lot 49½ feet, more or less, to the easterly line of 11th Avenue North; thence with said Avenue northerly 75 feet, more or less, to the beginning, and being the same real property described by deed of record in Book 1011, Page 442, said Register's Office.

TRACT NO. II MAP 92-7 PAR 56

Being Lot No. 9 in C. R. Badoux's Subdivision of part of Lot No. 14 of the Harding-Lytle Tract, a plan of which subdivision is of record in Book No. 161, Page 41, Register's Office for said County.

Said Lot No. 9 fronts 40 feet on the southerly side of Hermosa Street and

runs back with the westerly margin of an alley 160.5 feet to an alley in the rear, and measures 42 feet on the rear line, and being the same property described by deed of record in Book 986, Page 544, said Register's Office.

TRACT NO. III MAP 116-4 PAR 42

Being the northerly 50 feet of Lot No. 23 in the Kenner Manor Land Company's Second Subdivision of the Kenner Tract, a plan of which is of record in Book 421, Page 100, Register's Office for said County. Said northerly part of Lot No. 23 fronts 50 feet on the easterly side of Kenner Avenue, and extends back eastwardly between parallel lines on the northerly line 156 feet and on the southerly line 154 feet, more or less, to a 10 foot reserve strip in rear and measures 50 feet, more or less, on said strip, being the same real property described by deed of record in Book 982, Page 453, said Register's Office.

TRACT NO. IV MAP 92-9 PAR 376

Being Lot No. 13 on the Plan of the Resubdivision of the Wilcox Property, as of record in Book 421, Page 42, Register's Office for said County. Said Lot No. 13 fronts 50 feet on the westerly side of Katherine Street and runs back between parallel lines 150 feet to an alley, and being the same property described by deed of record in Book 904, Page 576, said Register's Office.

TRACT NO. V MAP 92-4 PAR 173

Being Lots No.s 98 and 99 in Thomas Harding's First Addition to Nashville, Tennessee, as of record in Book 19, Page 241, Register's Office for said County.

Said Lots Nos. 98 and 99 front 54 feet each on the southerly side of Ireland (formerly Grantor Polk Street) and run back southerly between parallel lines 160 feet to an alley. Said deed is described as of record in Book 2204, Page 581, Register's Office for said County.

TRACT NO. VI MAP 93-13 PAR 514

Being Lot No. 17 on the Plat of property owned by W. M. Bilbo Heirs, as of record in Plan Book 2, Page 149, Chancery Court at Nashville,

Tennessee, described as follows:

Beginning on the easterly margin of Eleventh Avenue South (formerly Helicon or King Street) at a point 144 feet north of the northerly margin of South Street, formerly Bilbo Avenue; thence with the easterly margin of said Eleventh Avenue South northwardly 50 feet; thence eastwardly and parallel with South Street, 60 feet to a dead line; thence with said dead line, southwardly 50 feet; thence westwardly and parallel with South Street, 60 feet to the beginning, and being the same property described by deed of record in Book 882, Page 253, Register's Office for said County.

And, Jean K. Freedman and Berton M. Kirshner transfer and convey to Sheryl K. Sherman, her heirs and assigns, the following tracts or parcel of land in Davidson County, Tennessee:

TRACT NO. VII MAP 92-10 PAR 80

Being Lot No. 35 in T. M. Steger's First Subdivision. Said Lot No. 35 fronts 40 feet on the north side of West Hill Street, and runs back northerly between parallel lines 125 feet to an alley, and being the same property described by deed of record in Book 846, Page 76, said Register's Office.

TRACT NO. VIII MAP 92-2 PAR 438

Being Lot No. 180, Block No. 9, Heffernan Place, as of record in Plan Book 161, Page 138, Register's Office for said County.

Said Lot No. 180 fronts 50 feet on the south side of Albion Street and runs back between parallel lines 140 feet to a 15-foot alley, and being the same property described by deed of record in Book 848, Page 85, said Register's Office.

TRACT NO. IX MAP 92-12 PAR 229

Being the southerly part of Lots 330 and 331 of Boyd's Home Tract, a plan of which is of record in Book 21, Page 39, Register's Office for said County, and described according to survey made by John M. Sullivan, County Surveyor, on September 30, 1953, as follows:

Beginning at the southwest corner of Lot 331 of said plan; thence north 28° west 78 feet, thence north 64° 47' east 100 feet to a point at the easterly line of said lot 330; thence south 28° east 73 feet to the

northerly margin of an alley; thence along said margin of said alley south 61° 55' west 100 feet to the point of beginning, said deed is described as of record in Book 2204, Page 581, Register's Office for said County.

TRACT NO. X MAP 81-12 PAR 195

Being the southerly part of Lot 137 in McGavock, Wetmore & Others Second Addition to Nashville, called the Addition to the Town of McGavock, a plan of which is of record in Book 21, Page 41, Register's Office for said County, and a part of the Scott property immediately south of Lot No. 137 and Lot "A" on a plan of part of the said Scott property, as of record in Minute Book "Q", page 60, County Court for said County described together as follows:

Beginning on the easterly margin of 12th Avenue North, formerly Florence Street, at the southwest corner of said Lot No. 137 and at the point where the north line of said Scott property crosses said Avenue; thence with the line between said Scott property and said Lot 137 easterly about 6 feet to the corner of that point of said Lot 137 conveyed to St. Louis L. Lucas by G. W. Harrison and wife, by deed of record in Book 182, Page 408, Register's Office for said County; continuing easterly with the northerly line of said part of said Lot 148 feet, more or less, to the westerly margin of an alley at a point 45½ feet northerly from the southeast corner of said Lot No. 137; thence with the westerly margin of said alley 161½ feet to the corner of Lots A and B in the plan of a part of said Scott property; thence westerly with the line between said two lots 154 feet, more or less, to easterly margin of 12th Avenue North; thence with the easterly margin of said Avenue northerly 159 feet to the beginning, and being the same property described by deed of record in Book 881, Page 170, Register's Office for said County.

TRACT NO. XI MAP 93-5 PAR 44

Beginning at a point 265 feet from the northwest corner of Cumberland and Cedar Streets, in the City of Nashville, Tennessee, running thence east along the north margin of Cedar Street 45 feet to a point; thence north at right angles to Cedar Street 168 feet to a point; thence west

parallel with Cedar Street 45 feet to a point; thence south 168 feet to the point of beginning, and being the same property described by deed of record in Book 881, Page 39, Register's Office for said County.

TRACT NO. XII

MAP 81-16 PAR 394

Being part of Lot No. 149 in D. T. McGavock's First Addition to Nashville, a plan of which is of record in Book 10, Pages 606 to 608, Register's Office for said County.

Said part of Lot 149 begins at the southwest corner of 10th Avenue North (formerly Belleville St.) and Madison St., running thence southwardly with the westerly margin of said Avenue 85 feet to a point; thence westwardly and parallel with Madison St., 50 feet to a point; thence northwardly and parallel to 10th Avenue 85 feet to the southerly margin of Madison Street; thence with said Street eastwardly 50 feet to the beginning, being the same property described by deed of record in Book 844, Page 589, Register's Office for said County.

TRACT NO. XIII

MAP 92-4 PAR 191

Being Lot No. 105 in Thomas Harding's First Addition to Nashville, a plan of which is of record in Book 19, Page 241, Register's Office for said County. Said Lot No. 105 fronts 54 feet on the northerly side of Hamilton Street and runs back between parallel lines 165 feet to an alley; said deed is described as of record in Book 2204, Page 581, Register's Office for said County.

And, Jean K. Freedman and Sheryl K. Sherman transfer and convey to Berton M. Kirshner, his heirs and assigns, the following tracts or parcel of land in Davidson County, Tennessee:

TRACT NO. XIV

MAP 92-1 PAR 78

Being a part of the west part of Block 23, Plan of Midway, and part of the right-of-way of the old Nashville and West Nashville Dummy Line, and being triangle in shape and being the southerly 51 feet front of the property conveyed by W. T. Gaither to Albert Robertson, of record in Book 641, Page 79, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of 32nd Avenue North, formerly India Street at a point 290 feet from the southeast corner

of Centennial Boulevard, formerly Beacon Avenue; thence with the easterly margin of 32nd Avenue in a southerly direction 51 feet to a stone or iron pipe, in the northwest corner of Lot No. 13 in the Plan of Long and Ashworth's Subdivision of Block 24, as of record in Book 57, Page 116, Register's Office for said County; thence with the northerly line of said Lot No. 13 in a northeasterly direction about 135 feet, more or less, to a point, being a corner of the property conveyed by Albert Robertson to Thomas B. Smith, dated March 5, 1926; thence westerly about 125 feet, more or less, to the point of beginning, being the same property described by deed of record in Book 919, Page 722, said Register's Office.

TRACT NO. XV MAP 92-8 PAR 270

Being Lot No. 1 on the unregistered Plan of the Subdivision of Lot No. 350 of Boyd's Home Tract, Nashville, Tennessee, as of record in Plan Book 21, Page 39, Register's Office for said County.

Said Lot No. 1 fronts 50 feet on the southerly side of Cedar Street, and extends back southerly between parallel lines and with the easterly line of Addison Street (formerly Williams Avenue) 203 feet, more or less, to an alley; said deed is described as of record in Book 2204, Page 581, Register's Office for said County.

TRACT NO. XVI MAP 104-2 PAR 348

Being the southerly 40 feet of the easterly 120 feet of Lot No. 5 on the Plan of Alexander R. Erwin's Subdivision of Lot 44, Boyd Cockrill Spring Tract, as of record in Book 161, Page 18, Register's Office for said County. Said part of said Lot No. 5 fronts 40 feet on the westerly side of 28th Avenue North (formerly called Fairground Avenue) and runs back between parallel lines with the northerly margin of a 10 foot alley 120 feet to a 10 foot alley in the rear, which last mentioned alley is shown on a plan of said property of record in Book 332, Page 163, Register's Office for said County, and being the same property described by deed of record in Book 950, Page 361, said Register's Office.

TRACT NO. XVII MAP 92-4 PAR 364

Being parts of Lots Nos. 129 and 130 in Judge John McNairy's Mansion House Tract, a plan of which is of record on the front fly-leaf of Book 9, of the Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 129 and 130 beginning at a point 231 feet easterly from the eastern margin of 12th Avenue North (formerly McNairy St.)and 100 feet north of the northerly margin of Jo Johnson Avenue; thence easterly on a line 100 feet; thence northerly 77 feet, more or less, to an alley in the rear; thence westwardly along the line of said alley 100 feet; thence southerly at right angles 77 feet, more or less, to the point of beginning; said deed is described as of record in Book 2204, Page 581, Register's Office for said County.

We, Jean K. Freedman, Sheryl K. Sherman and Berton M. Kirshner join in this instrument for the purpose of conveying to each other in fee as herein above set out, the respective parcels of land as herein above described.

IN WITNESS OF THE FOREGOING, we have hereunto set our hands this 6 day of DECEMBER, 1965.

Berton M. Kirshner

Jean K. Freedman

Sheryl K. Sherman

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Personally appeared before me, Martin S. Stolzoff, a Notary Public in and for said County and State, the within named Jean K. Freedman, Sheryl K. Sherman and Berton M. Kirshner, 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 and official seal at Beverly Hills, Calif., this 6th day of December, 1965.

Martin S. Stolzoff
Notary Public

My commission expires:

My Commission Expires May 6, 1968

MARTIN S. STOLZOFF
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

MARTIN S. STOLZOFF
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

This instrument was prepared by:
Elkin Garfinkle
Stahlman Building
Nashville, Tennessee

BOOK 3972 PAGE 75

11527

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 27 10 27 AM '65
NOTE D. BOOK 413 PAGE 231
RECORDING FEE $ 5.25
DEP. REC. 2

PARTITION DEED

Jean K. Friedman
to
Sheryl K. Shuman Ehdl

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID DEC 27 1965

STATE TAX $
PROBATE
TOTAL $ 5.25

DEC 27 1965