This Instrument Was Prepared By: William J. Faimon, Attorney
200 Court Square Building
300 James Robertson Parkway
Nashville, Tennessee 3720]

QUIT CLAIM DEED BOOK 4398 PAGE 974

This instrument made and entered into on this the 11th day of February, 1970, by and between O. M. Grace, III, party of the first part, and Gerald D. Fridrich and Hale Hooper, parties of the second part.

MAP 43-14 P12
MAP 44-5 P221,223
MAP 44-5 P-222
MAP 43-16 P-60
M43-14 P25

W I T N E S S E T H :

That for and in consideration of the sum of $5,700.00 cash in hand paid, the receipt of which is hereby acknowledged, the party of the first part conveys and quitclaims unto the parties of the second part, their heirs and assigns, all their rights, titles and interest in and to the following described tracts of real estate, to-wit:

TRACT 1. Being the westerly 65 feet of Lot No. 26 on an unrecorded plan of O. R. Bixler's property, described as follows:

BEGINNING at a point in the north margin of Old Hickory Boulevard, 200 feet east of the easterly margin of Hankins Street, said point being the common corner of Lots No. 25 & 26; thence with the line between said lots northwardly 200 feet to the corner of Lots No. 25, 26, 37 & 38; thence with the line of Lots No. 26 & 38 eastwardly 65 feet; thence southwardly 200 feet to the northerly margin of said Boulevard, westwardly 65 feet to the point of beginning.

BEING the same property heretofore conveyed to Mack Grace, Jr., by Warranty Deed from O. M. Grace, Sr. and Jo Etta Grace of record in Book 3617, page 417, Register's Office for Davidson County, Tennessee.

TRACT 2. Being Lot No. 224 and the westerly 25 feet of Lot No. 200 on the Map of Rayon City, unrecorded, at Old Hickory.

SAID Lot No. 224 is described as beginning at a point on the northwesterly margin of Rayon Drive, the northeasterly corner of Lot No. 223, on the recorded Plan of Rayon City, of record in Book 843, page 13, Register's Office for said County; thence with the northerly line of Lot No. 223, northwesterly 81.2 feet to a point; thence northwesterly 58 feet to a point; thence easterly 46.4 feet to the westerly margin of Rayon Drive; thence with the margin of same, southerly 67.6 feet to the point of beginning.

SAID westerly 25 feet of Lot No. 200 fronts 25 feet on the southerly side of Bridge Avenue and runs back 105.2 feet on the westerly line and 95 feet more or less on the easterly line, to the northerly line of Lot No. 224, measuring 25 feet thereon.

BEING the same property conveyed to Mack Grace, Jr. by Warranty Deed from Jo Etta Grace and O. M. Grace, Sr., of record in Book 3617, page 447, Register's Office for Davidson County, Tennessee.

New owner:
Gerald D. Fridrich
112-30th Ave No
[illegible]

Tax Bills:
Same

TRACT 3. Land in the 11th Civil District of Davidson County, Tennessee, being the easterly part of Lot No. 53 on the map of the B. F. Bixler Plan of Lots, not of record, and described in accordance to a copy of a survey made by J. R. Wauford & Company, Surveyors, March 28, 1953, as follows:

BEGINNING at an iron pin in the north margin of Old Hickory Boulevard, near the intersection of Hillcrest Drive, being 550 feet east of the easterly margin of a 50 foot unnamed street; thence northerly 225 feet to an iron pin; thence easterly 46.4 feet to an iron pin; thence south 5° 07' west 225 feet to an iron pin in the north margin of Old Hickory Boulevard; thence with the margin of the same, westerly 50 feet to the point of beginning.

BEING the same property conveyed to Mack Grace , Jr. by Warranty Deed from O. M. Grace, Jr and Jo Etta Grace of record in Book 3617, page 344, Register's Office for Davidson County, Tennessee.

TRACT 4. BEING part of Lot No. 19 on the Plan of Hadley Subdivision, Old Hickory, Tennessee, as of record in Book 547, page 125, Register's Office for said County, and Lot No. 225 on the Map of Rayon City, Old Hickory, Tennessee, not of record, described together according to a survey made by John Wilkes, Civil Engineer, October 13, 1934, as follows:

BEGINNING at the southwest corner of Bridgeway Avenue and Rayon Drive; thence with the southerly margin of Bridgeway Avenue westwardly 127.9 feet to the westerly line of said lot No. 19, thence with said line southwardly 91.4 ffet to a corner of said Lot No. 225; thence southeastwardly and with the southwesterly line of said Lot No. 225, 36 feet, more or less, to the northwesterly margin of Rayon Drive, thence with said Drive, northeastwardly 110.9 feet to the point of beginning.

BEING the same property conveyed to O. M. Grace, Jr. by Warranty Deed from O. M. Grace, Sr. and Jo Etta Grace of record in Book 3617, page 449, Register's Office for Davidson County, Tennessee.

TRACT 5. Remainder from Lots 2-6 of Myatt Subdivision as more fully described in Book 3617, page 413, still vested in the heirs of O. M. Grace, Jr., subsequent to a taking from said realty by the Department of Highways and Public Works for highway purposes in the Circuit Court of Davidson County, Tennessee, under Docket #A-1422.

IN WITNESS WHEREOF, the party of the first part has hereunto set his signature, this the day and date first above written.

O. M. Grace III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Yvonne A. Burgess, a Notary Public in and for said County and State, the within named O. M. Grace, III, party of the first part, with whom I am personally acquainted, and who acknowledges that he executed the within instrument for the purposes thereincontained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of February, 1970.

Yvonne A. Burgess
Notary Public

My Commission Expires: 7-31-73

YVONNE A. BURGESS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BOOK 4398 PAGE 976

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $5700.00, Affiant Charles F. Tragis Atty

Subscribed and sworn to before me this 20 day of Feb 1970

Deputy Register B Rumble

A 69136

IDENTIF. REFERENCE

FEB 20 10 44 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB20	CONV	*5,700.00	A*	14.82	
FEB20	S'TAX		A*	.50	
FEB20	PR'FEE		A*	4.50	* 19.82
FEB20	W'DEED				