BOOK 4781 PAGE 896

THIS INSTRUMENT PREPARED BY
DEARBORN & EWING, ATTORNEYS
400 COMMERCE UNION BANK BUILDIN
NASHVILLE, TENNESSEE 37219

QUITCLAIM DEED

mail to M

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Nos.
Management Investment Associates	SAME	Map 92-7 Par 114-115, 119-120
C/O JMR Development Corp.		Map 92-6 Par 233-235
12th Floor Third National Bank Bldg. Nashville, TN 37219		~~Map 114 Par~~ P 236-237

This instrument made and entered into on this the 11 day of January, 1974, by and between Joe M. Rodgers of Nashville, Tennessee, and Management Investment Associates, a partnership, of Nashville, Tennessee,

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Joe M. Rodgers conveys and quitclaims unto Management Investment Associates, all his right, title and interest in and to the following described real estate, to-wit:

TRACT I:

Being land in Davidson County, Tennessee, being Lot 2, and the south 18 feet of Lot No. 3 on the Plan of A. Roth's Subdivision of Lot No. 12, Boyd McNairy Plan, as of record in Book 57, page 79, Register's Office for said County.

Said Lot No. 2 and part of said Lot No. 3 adjoin and front together 43 feet on the westerly side of 24th Avenue, North, and extends back between parallel lines, 140 feet to an alley.

TRACT II:

Being land in Davidson County, Tennessee, being Lots Nos. 9 to 13, inclusive and Lots Nos. 15 to 19, inclusive on the Plan of A. Roth's Subdivision of Lot No. 12, Boyd McNairy Plan, as of record in Book 57, page 79, Register's Office for said County.

Said Lots Nos. 9 to 13, inclusive, adjoin and front together 125 feet on the south side of Herman Street and extends back between parallel lines 150 feet to an alley.

Said Lots Nos. 15 to 19, inclusive, adjoin and front together 125 feet on the south side of Herman Street and extends back between parallel lines 150 feet to an alley.

TRACT III:

Being land in Davidson County, Tennessee, being the easterly 17-1/2 feet of Lot No. 40, all of Lots Nos. 41 to 51, inclusive, on the Map of G.W. Ashcraft's Subdivision of Lot No. 11, Boyd McNairy Plan, as of record in Book 57, page 59, Register's Office for said County.

The easterly 17-1/2 feet of Lot No. 40, and all of Lots Nos. 41 to 50, inclusive, adjoin and front together 367-1/2 feet on the north side of Batavia Street and extends back between parallel lines 104 feet to an alley.

Said Lot No. 51 fronts 45 feet on the north side of Batavia Street and runs back between lines, 104 feet with the westerly margin of 23rd Avenue North to an alley and measures 50 feet thereon.

Being the same property conveyed to Joe M. Rodgers by deed from David Lipscomb College Foundation, a Tennessee general welfare corporation, of record in Book 4653, page 273, said Register's Office.

JAN 18 MISC A* 4.00 * 4.00

The conveyance of Lot No. 9 in Plan of A. Roth's Subdivision of Lot 12, Boyd McNairy Plan, being 2409 Herman Street and being a part of Tract II above, is made subject to the right of Mrs. Lizzie Ransom to occupy said premises as her home for and during her life, reserving to the grantor herein such interest in the property as is necessary to preserve said rights to Mrs. Lizzie Ransom.

IN TESTIMONY WHEREOF, Joe M. Rodgers has hereunto set his signature, this the day and date first above written.

39062

IDENTIF. REFERENCE

JAN 18 4 14 PM '74

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

Joe M. Rodgers

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Joe M. Rodgers, a Notary Public in and for said County and State, the within named Joe M. Rodgers, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 11th day of January, 1974.

Barbara J. Rice
Notary Public

BARBARA J. RICE * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

My Commission Expires:

August 3, 1977

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 1.00. Affiant Charles F. Holcomb Jr.

Subscribed and sworn to before me this 18th day of January 1974

Deputy Register