BOOK 5044 PAGE 173

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QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, THAT IN CONSIDERATION of One ($1.00) Dollar and other valuable consideration, the receipt of all of which is hereby acknowledged, and the purpose to divest the grantor of all right, title and interest in and to the partnership property and vest it in the remaining partners, I, MYRIAM ROBINSON FARNSWORTH, unmarried, of Memphis, Shelby County, Tennessee, do hereby bargain, sell, remise, release, quit claim and convey unto AUTO-CHLOR SYSTEM, a Partnership composed of MARTHA R. ROBINSON and JAMES D. ROBINSON, the following described real estate in the 6th Civil District of Davidson County, Tennessee:

A tract of land located in the 6th Civil District of Davidson County, Tennessee, and more particularly described as follows, being all of Lot 15 as recorded in Book 4460, page 106, described as follows:

Beginning at a concrete monument in the northerly right-of-way of Hill Avenue, said monument being in the southwest corner of the herein described tract and being the southeast corner of Lot 16, Interstate Park South as recorded in Book 4460, page 101, Register's Office for Davidson County, Tennessee, and proceeding as follows: North 43° 19' East a distance of 200.43' to an iron pin in concrete; thence South 40° 12' East a distance of 95.61' to an iron pin; thence South 43° 19' West a distance of 190.27 feet to an iron pin in the northerly right-of-way of Hill Avenue; thence in a northwesterly direction along said right-of-way and along a curve to the left having a radius of 1080.07' a distance of 37' to a concrete monument; thence continuing along said right-of-way North 46° 41' West a distance of 58' to the point of beginning and containing 0.425 of an acre, more or less, as per survey by Turner Engineering Company dated September 1, 1972.

Being the same property conveyed to McDowell Development Corporation by deed from Robert A. McDowell, et al, of record in Book 4416, page 146, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a 10-foot public utility and drainage easement along the rear line, a 15-foot minimum building setback line from Hill Avenue, certain note and conditions of owner's certificate, as shown on the plan of record in Book 4460, page 101, Register's Office for Davidson County, Tennessee.

I do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me, but not further or otherwise.

IN TESTIMONY WHEREOF I have executed this instrument this the 8th day of July, 1976.

Myriam Robinson Farnsworth

STATE OF TENNESSEE)

COUNTY OF SHELBY)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared MYRIAM ROBINSON FARNSWORTH, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office this 8th day of July, 1976.

Willis M. Palmer
Notary Public

WILLIS M. PALMER NOTARY PUBLIC SHELBY COUNTY, TENN.

My Commission Expires:

My Comm. Exp. Nov. 17, 1979

Mail Tax Notices to:

Auto-Chlor System
746 Poplar Avenue
Memphis, Tennessee 38105

This instrument prepared by:

Harold H. Eschen, Attorney
12 S. Main Street
Memphis, Tennessee

I hereby swear or affirm that no consideration was paid for this transfer of title.

James D. Robinson, Partner
Affiant

SUBSCRIBED AND SWORN to before me on this 8th day of July, 1976.

Willis M. Palmer
Notary Public

WILLIS M. PALMER NOTARY PUBLIC SHELBY COUNTY

My Commission Expires:

My Comm. Exp. Nov. 17, 1979

D 57805

IDENTIF REFERENCE

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FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

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