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Prepared By:
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Nashville, Tennessee 37219

IDENTIF. REFERENCE

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AUG 2 3 00 PH '76

FELIX REGISTER
DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

Address New Owner and Send Tax Bills To:

Johnny-Reb Corporation
627 19th Avenue North
Nashville, Tennessee 37203

Map No. 92-7

Parcels 339, 342 and 343

AUG-2? MISC B* 6.00 * 6.00

This Deed, made and given this 30th day of June, 1976, by EIGHTH AVENUE REALTY COMPANY, a Tennessee corporation, hereinafter referred to as the "Grantor", to JOHNNY-REB CORPORATION, a Tennessee corporation, hereinafter referred to as the "Grantee",

W I T N E S S E T H:

WHEREAS, the Grantor has, by Installment Deed of even date and recorded simultaneously herewith, conveyed to the Grantee two tracts of land located in the City of Nashville, Davidson County, Tennessee, on the northerly side of Jo Johnston Avenue, as more particularly described therein, to which Installment Deed reference is hereby made; and

WHEREAS, the Grantor desires to convey to the Grantee all of its right, title and interest in and to any and all streets, ways, alleys and strips or parcels of land that may adjoin either one or both of the tracts of land described in the aforementioned Installment Deed.

NOW, THEREFORE, for and in consideration of the premises and for the same considerations expressed in the aforementioned Installment Deed, the Grantor does hereby quitclaim and convey unto the Grantee, its successors and assigns, all of the right, title and interest of the Grantor in and to the following tract or parcel of land, to wit:

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $ NONE

Subscribed and sworn to before me, this the 30th day of July 1976

Affiant

My Commission expires: 3-13-78

(Affix Seal)

Notary Public

Land in Davidson County, Tennessee, being Lots Nos. 1, 2, 3, 4, Lots "O" and "A", a 1-1/2 acre tract and a 20-foot alley or alleys on the Plan of a subdivision of part of W. B. Cooper's Estate as of record in Book 161, page 66, Register's Office for said County, and Lots Nos. 39, 40, 41, and 42 on the plan of W. B. Cooper's Addition, as of record in Book 57, page 39, said Register's Office, and that portion of 20th Avenue North vacated by Ordinance No. 55-24 of the City of Nashville, passed October 4, 1955; and described according to surveys made by Z. J. Wilkinson, Surveyor, December 6, 1948 and July 11, 1955 and as fixed and determined by an agreement between Eighth Avenue Realty Company and Peter Obenchain, Jr., and wife, of record in Book 2442, page 394, said Register's Office, as follows:

Beginning at the northwest corner of Jo Johnston Avenue and 20th Avenue North as now located; thence, with the westerly margin of said Avenue, northwardly 191.0 feet to the southerly line of the property conveyed to Nashville Tent and Awning Company, Inc., by deed from Peter Obenchain, Jr., and wife, of record in Book 2453, page 106, said Register's Office; thence, with the southerly line of said property and the center of an alley, South 58° 15' West 203.4 feet to an iron pin, being the southern terminus of the line fixed by the instrument of record in Book 2442, page 394, said Register's Office; thence, with said line, North 31° 45' West 219.3 feet to the southerly right-of-way of the N. C. & St. L. Railroad; thence, with the southerly margin of said right-of-way, South 46° 20' West 307.1 feet to a point; thence South 02° 48' West 186.41 feet to a point in the northerly margin of 20-foot alley; thence, with the northerly margin of said alley, North 58° 15' East 141.51 feet to the northeast corner of 21st Avenue North; thence, with the easterly margin of 21st Avenue North, southwardly 195.0 feet to the northerly margin of Jo Johnston Avenue; thence, with the northerly margin of said Avenue, northeastwardly 468.7 feet to the point of beginning.

Included within the boundaries of the above-described tract or parcel of land are the various tracts of land described in and conveyed by the aforementioned Installment Deed.

SUBJECT TO AND EXCEPT that the Grantor specifically reserves the lien retained in the aforementioned Installment Deed and the conveyance to Albert Werthan, Trustee, therein made for the purpose of securing the payment of the indebtedness described in and secured by said Installment Deed.

IN WITNESS WHEREOF, Eighth Avenue Realty Company has caused this instrument to be executed by its duly authorized officer or officers, as of the day and year first above written.

EIGHTH AVENUE REALTY COMPANY

BY: Leonard Werthan

TITLE: President

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Ellen Owens, a Notary Public of the State and County aforesaid, personally appeared Bernard Werthan Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Eighth Avenue Realty Company, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of June, 1976.

Ellen Owens
NOTARY PUBLIC

My Commission Expires Nov. 27, 1978

My Commission Expires: _____