THIS INSTRUMENT PREPARED BY:
J. C. DALE, JR., Attorney
1406 Nashville City Bank & Trust Building
Nashville, Tennessee 37201

mail

BOOK 5107 PAGE 145

QUIT-CLAIM DEED

THIS INSTRUMENT made and entered into on this the 20th day of August, 1976 by and between ALBERT M. PEDRO, JR., unmarried, hereinafter referred to as "GRANTOR" and GLENN & ASSOCIATES, a partnership, Post Office Box 53, First American Center, Nashville, Tennessee 37238, hereinafter referred to as "GRANTEE".

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Glenn & Associates	Same	71-14 278
Post Office Box 53	Same	71-14 47
First American Center	Same	71-14 48
Nashville, Tennessee 37238	Same	71-14 51
		71-14 338
		53-15 7.1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 2,500.00 .

Albert M Pedro Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF AUGUST, 1976.

Rebecca Bradford
Notary Public

My Commission Expires:
July 23, 1980

NOTARY PUBLIC

W I T N E S S E T H :

That for and in consideration of the sum of One Dollar ($1.00) cash in hand, and in partial satisfaction of the indebtedness of GRANTOR to GRANTEE for services, receipt of which is hereby acknowledged, GRANTOR does hereby transfer, convey and quit-claim unto GRANTEE all of his right, title and interest in and to certain tracts of real estate transferred and conveyed to him by Quit-Claim Deed of Frank E. Ratner and wife, Elizabeth Ratner, executed January 29, 1976, and described as follows, to-wit:

1. Lot No. 13 of Block B, East View Subdivision of the Shwab property, a plan of which is of record in Book 547, Page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet on the easterly side of Elmhurst Avenue and runs back 159 feet 6 inches on the south line, and 162 feet 6 inches on the north line, to a dead line, and shows 50 feet on said dead line.

Being the same property for property tax purposes known as Parcel 12 DA 19670, and being the property conveyed to Frank E. Ratner by Final Decree of record in Tax Minute Book 5, Page 22, Chancery Court for Davidson County, Tennessee.

2. Beginning at an iron pin in the center of Old Hadley Ben Road at its intersection with the south margin of right-of-way of the Tennessee Central Railroad, said point being in the north boundary of a 53.34 acre tract owned by said Life & Casualty Insurance Company; thence with the south margin of said Railroad right-of-way south 49° 30' east, passing the northeast corner of said 53.34 acres tract at an iron pin at 441.5 feet, in all 1195.5 feet to a stake in said margin of right-of-way, said point being in the northern boundary of 219-3/4 acre tract mentioned in said deed; thence south 85° 0' west 767.9 feet to an iron pin in the center of Old Hadley Ben Road; thence with center of said road north 9° 50' west 843.2 feet to the beginning, containing 7.52 acres, more or less.

Beginning in the center of Hadley Ben Road 803.8 feet southerly from the point of beginning of Tract No. 1, thence south 51° 35' west, passing iron pin at 20 feet, 850 feet to an iron pin marking southeast corner of said 53.34 acre tract; thence south 39° 0' west 1036 feet with west line of original 219-3/4 acre tract, to a stake, thence south 89° 25' east 1490.9 feet to an iron pin in the center of Old Hadley Ben Road; thence with center of said road north 9° 50' west 1300 feet to a point in said road, the point of beginning, containing 23.27 acres, more or less.

Being that part of the above-described property known for property tax purposes as Parcel LW 6935, as conveyed to Frank E. Ratner by Final Decree of record in Tax Minute Book 4, Page 453, Chancery Court for Davidson County, Tennessee.

3. A lot or parcel of land in the Twelfth (12th), formerly the Seventeenth (17th) Civil District of Davidson County, Tennessee, being Lots Nos. 1 and 2 on the unrecorded subdivision of the Isaac N. Willis property, described as follows:

Beginning on the easterly margin of Willis Avenue, formerly Napoleon Street, at a point 120 feet north of the northerly margin of the Whites Creek Pike; thence with said Avenue northwardly 95 feet, more or less, to the southwest corner of the property conveyed to John Malone and wife, by deed from B. S. Snell and wife, of record in Book 549, Page 182, Register's Office for said County; thence eastwardly 115 feet; thence southwardly 95 feet, more or less, to a point 195 feet north of the northerly margin of Whites Creek Pike; thence westwardly 115 feet to the beginning.

Being the properties known for property tax purposes as Parcels 12DA 3890 and 12DA 3895 and being the property conveyed to Frank E. Ratner by Final Decrees of record in Tax Minute Book 5, Page 18, and Tax Minute Book 5, Page 20, of the Chancery Court of Davidson County, Tennessee.

4. A tract or parcel of land being Lot No. 2 in the Elisha Gibson Plan and fronting 90 feet on the north side of the Whites Creek Pike and running back between parallel lines 150 feet more or less to an alley being part of land purchased by I. N. Willis from Mary Ann Bradley of record in Register's Office of Davidson County, Tennessee, also Lots Nos. 4-5 and 7 fronting 50 feet each on Naploeon Street and running back between parallel lines 115 feet.

Being that part of the above-described property known for property tax purposes as Parcel 12DA 3910 and being the same property conveyed to Frank E. Ratner by Final Decree of record in Tax Minute Book 5, Page 24, Chancery Court for Davidson County, Tennessee.

5. Beginning on the Brick Church Turnpike where it is intersected by a street laid off by Washington Barrow, and running thence southwestwardly with said Brick Church Turnpike, about seventy-two (72) feet and nine (9) inches to the north boundary line of land owned once by W. P. Downs; thence eastwardly with said line to the corner of a piece of land bought by D. B. Hix from said Joseph A. Bowman four hundred fifteen (415) feet; thence northwardly with the line of said lands seventy-two (72) feet and nine (9) inches to the street above-mentioned; thence with the margin of said street westwardly to the place of beginning, containing by estimation about one hundred eight (108) square poles, be the same more or less; and being the same property conveyed to Maggie Moore by deed dated January 23, 1879, and recorded in Deed Book 61, Page 587, in the Recorder's Office of the Davidson County Court of the State of Tennessee; said property having been inherited by

Maggie Moore Brumleve as the only child and heir at law of said Nancy Moore, deceased, and devised to said first party and others by the Will of said Maggie Moore Brumleve dated May 5, 1909, and recorded in the proper office in the County of Davidson and State of Tennessee, in Book 410, Page 321.

Being the property or that portion of the property known for property tax purposes as Parcel 12DA 15480 and being the same property conveyed to Frank E. Ratner by Final Decree of record in Tax Minute Book 4, Page 463, Chancery Court for Davidson County, Tennessee.

6. Being Lot No. Twenty-Five (25) in J. B. Haynie's Grove Plan. Said lot fronts forty-four (44) feet on the west side of Evergreen Street and extends back one hundred twenty-five (125) feet.

Being the same property known for property tax purposes as Parcel 12DA 3990, and being the same property conveyed to Frank E. Ratner by Final Decree of record in Tax Minute Book 5, Page 16, Chancery Court for Davidson County, Tennessee.

IN TESTIMONY WHEREOF, GRANTOR has hereunto set his hand, this 20th day of August, 1976.

Albert M Pedro Jr.
ALBERT M. PEDRO, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rebecca Bradford, a Notary Public in and for said County and State, the within named ALBERT M. PEDRO, JR., 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 27th day of August, 1976.

Rebecca Bradford
Notary Public

My Commission Expires:

July 23, 1980

REBECCA BRADFORD NOTARY PUBLIC DAVIDSON TENN.

D 85846

IDENTIF. REFERENCE

JAN 19 2 14 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JAN 19 77	CONV	*2,500.00				
JAN 19 77	S'TAX		B*	6.50		
JAN 19 77	PR'FEE		B*	.50		
JAN 19 77	W'DEED		B*	6.00	*	13.00