This Instrument Prepared By:
LITTLE, THRAILKILL AND OWEN, P.C.
25th Floor, First American Center
Nashville, Tennessee 37238

106-5-64
106-5-65
106-5-28
106-5-66
106-5-67
106-5-67.1
AK

NAME AND ADDRESS OF NEW OWNERS:

CHARLES YOUREE
and HOWARD YOUREE, JR.
40 Nance Lane
Nashville, Tennessee 37210

SEND TAX BILLS TO:

CHARLES YOUREE
40 Nance Lane
Nashville, Tennessee 37210

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

EXECUTOR'S QUITCLAIM DEED

WHEREAS, HOWARD YOUREE, by his Last Will and Testament, being dated the 29th day of April, 1974, and probated in the County Court of Davidson County, Tennessee, and of record in Will Book Number 111, Page 290, in the Office of the County Court Clerk of said County and State, in Item 5 of said Will, devised to HOWARD YOUREE, JR., and CHARLES YOUREE, all the rest and residue of his property, real, personal or mixed; and

WHEREAS, the said CHARLES YOUREE, in said Will, was designated as his Executor and did qualify as Executor, and was granted Letters Testamentary by the County Court of said County, as appearing in Minute Book 233, Page 252, in the Office of the County Clerk of said County;

NOW, THEREFORE, pursuant to the provisions in the said Will, CHARLES YOUREE, EXECUTOR, for and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, by these presents does release, remise, transfer, convey, and quitclaim unto

HOWARD YOUREE, JR., and CHARLES YOUREE, their heirs and assigns forever, as tenants in common, a one-half (1/2) undivided interest each, of all of his right, title, claim and interest as Executor in and to the following tracts or parcels of land in Davidson County, Tennessee, described as follows, to wit:

Land in the Sixth, formerly the Ninth, Civil District of Davidson County, Tennessee, consisting of six tracts, each tract being more particularly described in a survey by John Kohl, Land Surveyor, dated October 18, 1977, as follows:

TRACT NO. 1: Beginning at a point in the southerly margin of Factory Street, said point being the northeasterly corner of Tract No. 4 described herein, thence south 89° 13' east 205.5 feet to a point, being the northwesterly corner of Tract No. 2 described herein, thence southwardly along the common boundary between this tract and Tract No. 2 described herein 391.0 feet to a point, thence eastwardly along the common boundary between this tract and Tract No. 2 described herein 457.5 feet to a point, thence south 1° 40' east 248.1 feet to a point in the northern boundary of the L & N Railroad property, thence south 87° west 548.4 feet to a point in the northeasterly margin of Kilvington Boulevard, thence along said margin of Kilvington Boulevard in a northwesterly direction 352 feet to a point, being the southeasterly corner of Tract No. 4 described herein, thence northeastwardly along the common boundary between this tract and Tract No. 4 described herein 519.6 feet to the point of beginning.

Being the same property conveyed to Howard Youree (Howard Youree being the same person as Howard Youree, Sr.) by deed from First American National Bank of Nashville, Executor, of record in Book 2812, page 300, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: Beginning at a point in the southerly margin of Factory Street said point being the northeasterly corner of Tract No. 1 described herein, thence south 89° 13' east 418.5 feet to a point in the southerly margin of Factory Street, thence south 1° 40' east 408.3 feet to a point, thence westwardly with the common line between this tract and Tract No. 1 described herein 457.5 feet to a point, thence northwardly along the common line between this tract and Tract No. 1 described herein 391.0 feet to the point of beginning.

Being the same property conveyed to Howard Youree (Howard Youree being the same person as Howard Youree, Sr.) by deed from Helen Louise Massey, of record in Book 2882, page 401, Register's Office of Davidson County, Tennessee.

TRACT NO. 3: Beginning at a point in the southerly margin of Enos Reed Drive, said point being the northwesterly corner of Tract No. 5 described herein, thence southwardly along the common line between this tract and Tract No. 5 described herein 651.1 feet to a point in the northerly margin of the L & N Railroad property, thence north 89° 43' west 76 feet to a point in the northerly margin of the L & N Railroad property thence northwardly along the common line between this tract and Tract Nos. 1 and 2 described herein 652 feet to a point in the southerly margin of Enos Reed Drive, thence south 89° 24' east 76 feet to the point of beginning.

Being the same property conveyed to Howard Youree, Sr. by deed from Frank W. Stevens and John W. Stevens, Jr., of record in Book 2903, p. 457, Register's Office of Davidson County, Tennessee.

TRACT NO. 4: Beginning at a point in the southerly margin of Factory Street, said point being the northwesterly corner of Tract No. 1 described herein, thence southwestwardly along the common line between this tract and Tract No. 1 described herein, 519.6 feet to a point in the northeasterly margin of Kilvington Boulevard, thence northwestwardly with said margin 64 feet to a point in the northeasterly margin of Kilvington Boulevard, thence north 2° 32' east 468.3 feet to a point in the southerly margin of Factory Street, thence south 89° 18' east 250 feet to the point of beginning.

Being part of the same real property conveyed to Howard Youree (Howard Youree being the same person as Howard Youree, Sr.) by deed from Dixie-Ohio Truck Company, of record in Book 2910, page 3, Register's Office of Davidson County, Tennessee.

TRACT NO. 5: Beginning at a point in the southerly margin of Enos Reed Drive, said point being the northeasterly corner of Tract No. 3 described herein, thence south 89° 24' east 224.3 feet to a point in the southerly margin of Enos Reed Drive, thence south 2° 23' west 644.9 feet to a point in the northerly margin of the L & N Railroad property at a concrete monument, thence westwardly along said L & N Railroad property south 88° 22' west 197.6 feet to a point in the northerly margin of the L & N Railroad property, thence northwardly along the common line between this tract and Tract No. 3 described herein 651.1 feet to the point of beginning.

Being the same property conveyed to Howard Youree, Sr. by deed from John W. Stevens, Jr., et al, of record in Book 3224, page 288, Register's Office for Davidson County, Tennessee.

TRACT NO. 6: Tract No. 6 is bounded on the west by Nance Lane, on the east by Parris Avenue, on the south by Factory Street, and on the north by the northerly margin of an asphalt roadbed apparently once used as a public road and formally referred to as Factory Street. This tract fronts 376.8 feet on the northerly side, 312 feet on the southerly side, 125 feet on the easterly side, and 125.7 feet on the westerly side.

Being the same property conveyed to Howard Youree (Howard Youree being the same person as Howard Youree, Sr.) by deed from A. D. Mackey and wife Lyla Mackey, of record in Book 3435, page 577, Register's Office for Davidson County, Tennessee; and conveyed to Howard Youree, Sr. by deed from Paul J. Eby and wife Martha Ann Eby and John L. Bradley and wife Edna M. Bradley, of record in Book 3460, page 21, Register's Office of Davidson County, Tennessee; and conveyed to Howard Youree (Howard Youree being the same person as Howard Youree, Sr.) by deed from Lawrence Adams and wife Mavis Adams of record in Book 3618, page 123, Register's Office of Davidson County, Tennessee; and conveyed to Howard Youree (Howard Youree being the same person as Howard Youree, Sr.) by deed from Jerry G. Costa and wife Viola H. Costa, of record in Book 3619, page 15, Register's Office of Davidson County, Tennessee.

The survey of John Kohl dated October 18, 1977, contains a notation that a more detailed boundary survey is needed to establish the exact right of way of Factory Street in Tract No. 6, and to resolve minor discrepancies in the dimensions of the adjoining Tracts Nos. 1, 2, 3 and 5. All dimensions in the above survey are declared to be on a "more or less" basis and are not exact.

The property leased by Howard Youree, Sr. to Tennessee-Carolina Truck Lines, and described in this instrument, includes certain portions of Factory Street lying north of Tracts Nos. 2 and 3, and certain portions of the former Factory Street which are described as part of Tract No. 6, which portions of streets have been dedicated and which dedications have never been revoked. By conveying the property described herein, the Grantors herein intend to convey to Grantees all of their rights, title and interest in and to said dedicated streets and rights of way, and at such time as said dedicated streets and rights of way may be closed by the appropriate governmental authority having the right to revoke said dedication and close same, the property encompassed by those rights of way and streets shall then be included in the property conveyed herein and shall become part of the security provided by this instrument.

TO HAVE AND TO HOLD the said tracts or parcels of land, together with the appurtenances, estate, title and interest thereto belonging, to the said HOWARD YOUREE, JR., and CHARLES YOUREE, their heirs and assigns, forever, as tenants in common.

IN WITNESS WHEREOF, CHARLES YOUREE, EXECUTOR, has caused his hand to be placed hereunder this 26th day of October, 1977.

E. Charles Youree
CHARLES YOUREE, Executor

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named CHARLES YOUREE, EXECUTOR, under the last Will and Testament of Howard Youree, Sr., the Grantor, 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 26th day of October, 1977.

Jenny Cross
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:
3-1-78

BOOK 5214 PAGE 303

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $10.00.

Affiant

SUBSCRIBED AND SWORN TO, before me, this the 26th day of October, 1977.

Notary Public

MY COMMISSION EXPIRES:

3-1-78

E33116

IDENTIF. REFERENCE

OCT 26 2 00 PM '77

FELIX Z. ... REGISTER
DAVIDSON ... TENN.

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