File 42

THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
ATTORNEY AT LAW
3305 WEST END AVENUE
NASHVILLE, TN 37203

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QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ADAIR & ADAIR	same	Map 104-12
(NAME) 1482 Clairmont Place	(NAME)	Part of Parcel 237
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37215	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR NO MONETARY CONSIDERATION and for the express purpose of making a capital contribution to Adair & Adair, a Tennessee general partnership, composed of Charles H. Adair and June Paulk Adair, hereinafter referred to as "Grantee," and CHARLES H. ADAIR and wife, JUNE P. ADAIR, hereinafter referred to as "Grantor," by these presents hereby quitclaims and conveys unto Grantee, its successors and assigns, the following described real property in Davidson County, Tennessee, to-wit:

BEING land in Nashville, Davidson County, Tennessee, being M.D.H.A. Parcel No. 67-MF, and also being Map 104-12, Part of Parcel 237, and being parts of Lots 86, 87 and 88 on the Plan of Belmont Park Company's Plan of Lots, of record in Book 57, Page 156, Register's Office for Davidson County, Tennessee, and part of Alley No. 919 described according to a survey made April 4, 1975, by James A. Hamilton, Jr., Engineer, as follows:

BEGINNING at an iron pin in the Westerly margin of Alley No. 919 (the first alley East of and parallel to 18th Avenue, South) at a point 65.0 feet Northerly from the Northerly margin of Acklen Avenue; thence Westwardly along a line 65.0 feet Northwardly from and parallel to Acklen Avenue, a distance of 154.74 feet, more or less, to a point; the intersection of said line with the Southerly right-of-way line of Magnolia Boulevard, said point being 7.26 feet, more or less, from the Easterly margin of 18th Avenue, South; thence with the Southerly right-of-way of Magnolia Boulevard (said line being 30 feet from and parallel to the curb face along the Southerly side of said Boulevard) Northeastwardly 109.65 feet, more or less to the beginning of a curve to the left (whose radius is 2,866 feet) and continuing with said right-of-way and around said curve 94.03 feet, more or less, to an iron pin at the intersection of said right-of-way and the centerline of Alley No. 919; thence with said centerline of said Alley Southwardly 75.24 feet, more or less, to an iron pin

(Continued on Page 2)

TO HAVE AND TO HOLD said property to Grantee, its successors and assigns, subject to such limitations, restrictions, and encumbrances as may affect the same.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 0.00

Subscribed and sworn to before me, this the 25th day of March 1982

Affiant Charles H. Adair

My commission expires: 7-18-82 (Affix Seal)

Notary Public Jan Minshall

This is ~~improved~~ unimproved property known as _____

Grantee acknowledges the existence of certain restrictions and requirements contained in, referred to, and made a part of the Warranty Deed in Book 5143, Page 137, said Register's Office, purchases said property subject to the same, and agrees to assume full responsibilit for the same.

IN WITNESS WHEREOF, this Quitclaim Deed has been executed on this the 25th day of March, 1982.

Charles H. Adair
CHARLES H. ADAIR

June P. Adair
JUNE P. ADAIR

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jan Minshall, *a Notary Public in and for said County and State, the within named* Charles H. Adair and wife, June P. Adair,

the bargainor s.., with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 25th *day of* March, *19* 82

Jan Minshall *Notary Public*

Commission Expires 7-18-82

LEGAL DESCRIPTION
(Cont'd)

which is 115 feet Northwardly (as measured along the said centerline) from the Northerly margin of Acklen Avenue; thence at right angles Westwardly 8.0 feet to an iron pin in the Westerly margin of said Alley; thence with said Westerly margin Southwardly 50.0 feet to the point of beginning, being all the land lying North of a line 65.0 feet from and parallel to the Northerly margin of Acklen Avenue, South of the Southeasterly right-of-way of Magnolia Boulevard, and West of Alley No. 919, plus the Westerly one-half (1/2) of said Alley No. 919, North of a point 115 feet North of the Northerly margin of Acklen Avenue and South of the Southeasterly right-of-way of Magnolia Boulevard.

BEING the same property conveyed to Charles H. Adair and wife, June P. Adair, by Deed from Metropolitan Development and Housing Agency, as of record in Book 5143, Page 137, Register's Office for said County.

IDENTIFICATION

MAR 29 11 49 AM '82
FELIX Z. HASKINS
DAVIDSON COUNTY REGISTER

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