BOOK 5980 PAGE 723

THIS INSTRUMENT PREPARED BY:
GRACEY, MADDIN, COWAN & BIRD
Attorneys-at-Law
300 James Robertson Parkway
Nashville, Tennessee 37201

FROM: John B. Arlt, III

TO NEW OWNER:

John B. Arlt, Jr.
401 Bowling Avenue
Nashville, Tennessee 37205

SEND TAX BILLS TO:

Same

PROPERTY ADDRESS:

805 42nd Avenue, North
Nashville, Tennessee 37209

MAP AND PARCEL NOS:

91-12-298
91-08-323

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, I, John B. Arlt, III, do by these presents hereby quitclaim and convey to John B. Arlt, Jr., his heirs and assigns, all of my interest in and to the following described tracts of land in Nashville, Tennessee, to wit:

Parcel #1.

Beginning at a point in the north line of Indiana Avenue, unimproved, twenty (20.0) feet eastwardly from a point in the centerline of the L&N RR's West Nashville Branch at Station 88+60; thence northwestwardly along a line twenty (20.0) feet eastwardly from and parallel to the centerline of said West Nashville Branch the following courses and distances: North 26° 23' 54" West, one hundred two and ninety-four hundredths (102.94) feet; North 20° 19' 05" West, one hundred and eighty-six hundredths (100.86) feet; North 16° 06' 46" West, one hundred and thirteen hundredths (100.13) feet; North 14° 46' West, fifty-four and forty-two hundredths (54.42) feet to a point in the south line of Illinois Avenue, unimproved,; thence North 76° 22' 55" East, along the south line of said Illinois Avenue, unimproved, a distance of three hundred eighteen and twelve hundredths (318.12) feet to a point in the west line of 42nd Avenue, North, unimproved; thence South 13° 37' 05" East along the west line of said 42nd Avenue North, unimproved, a distance of three hundred five (305.0) feet to a point in the northeast corner of a cemetery; thence South 76° 22' 55" West along the north line of said cemetery fifty (50.0) feet to a point; thence South 13° 37' 05" East, along the west line of said cemetery fifty (50.0) feet to a point in the north line of said Indiana Avenue, unimproved; thence South 76° 22' 55" West, along the north line of said Indiana Avenue, unimproved, a distance of two hundred twenty-eight and thirteen hundredths (228.13) feet to the point of beginning, containing 2.435 acres, more or less.

Parcel #2.

Beginning at a point at the intersection of the west line of 42nd Avenue North, unimproved with the north line of Illinois Avenue, unimproved, said point being fifty (50.0) feet North 13° 37' 05" West from the northeast corner of Parcel #1 hereinabove described; thence South 76° 22' 55" West along the north line of Illinois Avenue, unimproved, a distance of three hundred nineteen (319.0) feet to a point in the

centerline of the L&N RR's West Nashville Branch; thence northwardly along a line twenty (20.0) feet eastwardly from and parallel to the centerline of said West Nashville Branch the following courses and distances: North 14° 35' 49" West, ninety-six and fourteen hundredths (96.14) feet; North 18° 19' 02" West, one hundred (100.0) feet; North 23° 28' 47" West, seventy-eight and sixty-nine hundredths (78.69) feet; North 27° 31' 26" West, eighty-three and twelve hundredths (83.12) feet to a point in the south line of Michigan Avenue, unimproved; thence North 76° 22' 55" East,

unimproved, a distance of three hundred sixty-two and thirty-nine hundredths (362.39) feet to a point in the west line of 42nd Avenue, North, unimproved;

a distance of three hundred fifty-four (354.0) feet to the point of beginning, containing 2.699 acres, more or less.

Being the same property conveyed to John B. Arlt, III, and John W. Moore, Jr. as Tenants in Common, by deed from Louisville and Nashville Railroad Company, of record in Book 5497, Page 181, Register's Office for Davidson County, Tennessee.

This is improved property known as 805 42nd Avenue, North, Nashville, Tennessee 37209.

And now, I, John B. Arlt, III, do hereby quitclaim and convey unto John B. Arlt, Jr., his heirs and assigns, all of my interest in and to the property hereinabove described to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this 17th day of December, 1982.

John B. Arlt, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Carothers, a Notary Public in and for said County and State, the within named, John B. Arlt, III, the bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 17th day of December, 1982.

Ruth Anne Carothers
Notary Public

My Commission Expires: 7-17-83

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ none.

John B Arlt Jr
Affiant

Subscribed and sworn to before me, this 21st day of December, 1982.

Ruth Anne Carothers
Notary Public

My Commission Expires: 7-17-83

H 22553

IDENTIF. REFERENCE

DEC 21 3 15 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN