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BOOK 6038 PAGE 120

THIS INSTRUMENT PREPARED BY:

Mail

Harris A. Gilbert
Barksdale, Whalley, Gilbert,
Frank, Ludwick & Milom
13th Floor
Third National Bank Building
Nashville, Tennessee 37219

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Elizabeth W. Stelzer	Elizabeth W. Stelzer	(1) 93-6-2 8
1040 Somera Road	1040 Somera Road	(2) 93-6-2 3
Los Angeles, CA 90024	Los Angeles, CA 90024	(3) 93-2-3 166

Pursuant to the terms of the trust described hereinbelow and for no monetary consideration, we, Stephen H. Suffin and Elizabeth W. Stelzer, Trustees under that certain Declaration of Trust dated June 25, 1973, as amended by instruments dated respectively December 24, 1977, November 1, 1978, September 27, 1979 and November 3, 1981 and in consequence of the death of Adolph Stelzer, Trustor under the aforesaid Declaration of Trust, which death occurred on or about November 12, 1981 and the undersigned having full power to sell, convey, lease, mortgage and encumber without the joinder of any beneficiary and without the requirement of any purchaser or mortgagee to see to the application of the proceeds of any sale or mortgage under the aforesaid Declaration of Trust as amended, the undersigned, by these presence, quitclaim and convey unto Elizabeth W. Stelzer the following tracts or parcels of land in Davidson County, Tennessee, as follows:

(1) An undivided one-fourth interest in the property at 118 and 120 Fourth Avenue, North, in Davidson County: Map 93-6-2, Parcel 8:

Being the southerly 5 feet of Lot 56 and the Northerly 56-5/12 feet of Lot 57 in the Original Plan of the Town of Nashville, not of record, described as follows:

Said parts of said lots front 61 feet 5 inches on the easterly side of Fourth Avenue North and runs back, between parallel lines, about 174 feet to an alley, and being the same property more particularly described in the deed to H. Brown & Co., of record in Book 1248, page 27, R.O.D.C., Tennessee, to which reference is made for a more detailed description, being the same property conveyed to Adolph Stelzer, et al, by deed from H. Brown & Co., recorded in Book _____, Page ___, R.O.D.C., Tenn.

(2) An undivided one-fourth (1/4) interest in the following property at 168-170 Third Avenue, North, in Davidson County: Map 93-6-2, Parcel 3:

Part of Lot No. 27 on the Original Plan of Nashville, not of record, and being described as follows:

Beginning on the Easterly margin of Third Avenue North (formerly College Street), at the Southwest corner of a part of said lot conveyed by James Woods individually and as Executor of Robert Woods, deceased, to J. M. Garnett and J. M. Singleton, by deed of record in Book 9, page 239, R.O.D.C., Tennessee; thence with the Easterly margin of said Avenue Southerly 50 feet 10 inches, more or less, to the Northerly margin of an alley; thence Easterly with the Northerly margin of said alley 104 feet, more or less, to the Westerly margin of another alley; thence with the Westerly margin of said alley Northerly 50 feet 10 inches, more or less, to the Southeast corner of said Garnett and Singleton's lot, thence Westerly with the southerly line of said lot 104 feet, more or less, to the beginning.

Upon said premises is a store-house bearing City Nos. 168 and 170, Third Avenue North, Nashville; and being the same property conveyed to Herman Brown and Herman Stelzer by deed of record in Book 658, page 747, R.O.D.C., being the same property conveyed to Elmore Stelzer, et al. by deed of record in Book _____, Page ___, R.O.D.C., Tennessee.

(3) An undivided one-fourth (1/4) interest in the following property at 209 Third Avenue North, in Davidson County: Map 93-2-3, Parcel 166:

Being part of Lot 41 on the Original Plan of Nashville, not of record, being the southerly part of lot #3, and the northerly part of lot #4 in the Subdivision of the John Waters Property, Plan not of record, described as follows: Beginning on the westerly margin of Third Avenue North (formerly College Street) 130-1/2 feet northerly

from the northerly margin of Church Street, being the northeast corner of a part of said Lot #41, formerly owned by L. B. Fite; thence with the westerly margin of said Avenue northerly 30 feet and 2 inches, being the southeast corner of the part of said lot formerly owned by VanLeer; thence westerly with the southerly line of said Vanleer lot, 175 feet and 5-1/2 inches, more or less, to the easterly margin of Printers Alley; thence southerly with said alley, 30 feet and 2 inches to the northwest corner of said Fite lot; thence easterly with the northerly line of said lot 175 feet and 5-1/2 inches more or less, to the beginning.

The above tract of land being the same property conveyed to Mrs. Ottillie Stelzer et al., by deed of record in Book 772, page 125, R.O.D.C. Tennessee.

All of the above tracts or parcels being part of the same property conveyed to Jay M. Stelzer, H. Wade Stelzer, and Stephen H. Suffin, Trustees, by deed from Adolph Stelzer of record in Book 4768, page 493, Register's Office, Davidson County, Tennessee, and being part of the same property conveyed by Jay M. Stelzer and H. Wade Stelzer, former trustees, to Elizabeth W. Stelzer, successor trustee, and Stephen H. Suffin, trustee, with full power to sell, convey, lease, mortgage and encumber, without the joinder of any beneficiary and without the requirement of any purchaser or mortgagee to see to the application of the proceeds of any sale or mortgage under certain Declaration of Trust dated June 25, 1973, of record in Book 5508, page 804, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest belonging to the said Elizabeth W. Stelzer and her successors, heirs and assigns forever, said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 23 day of February, 1983.

Stephen H. Suffin, Trustee

Elizabeth W. Stelzer, Trustee

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

Personally appeared before me, _____, a Notary Public in and for said County and State, STEPHEN H. SUFFIN and ELIZABETH W. STELZER, the within named bargainors, 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 Los Angeles, California, this 23rd day of February, 1983.

OFFICIAL SEAL
JERI D WEISS
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires OCT 16, 1984

Notary Public

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

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

Subscribed and sworn to before me this 23rd day of February, 1983.

Affiant Stephen H. Suffin

OFFICIAL SEAL
JERI D WEISS
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires OCT 16, 1984

Notary Public

APR 14 2 54 PM '83
REGISTER'S OFFICE, COUNTY, TN
IDENTIF. REFERENCE

H 4 1-8 5 8