| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Claire M. Holt<br>1002 Tower Place<br>Nashville, TN 37204 | Metropolitan Federal<br>Savings & Loan<br>230 Fourth Avenue, North<br>Nashville, TN 37219 | Map 132-5<br>Parcel 5 |
| This instrument prepared by: Tune, Entrekin & White<br>26th Floor, First American Center, Nashville, TN 37238 | | |

QUITCLAIM DEED AND
RETAINED OPTION TO PURCHASE

FOR AND IN CONSIDERATION of the provisions of a Property Settlement Agreement, between the parties dated March 2, 1983 and of the sum of Thirty Five Thousand and No/100 Dollars ($35,000.00), evidenced by that certain Promissory Note, of even date herewith made by Grantee to the order of Grantor and secured by a Deed of Trust recorded immediately subsequent hereto, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, E. Berry Holt III (the "Grantor"), by these presents does hereby sell, assign, and forever quitclaim unto Claire M. Holt (the "Grantee"), Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to a certain tract or parcel of real estate in Davidson County, Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 1002 Tower Place, Nashville, Tennessee 37204.

Grantor specifically retains a first option to repurchase the Property from Grantee, or her executors.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is none, pursuant to a Property Settlement Agreement.

James W Cameron
Affiant, ~~Claire M. Holt~~ JAMES W. CAMERON

Subscribed and sworn to before me this 28th day of March, 1983.

Teresa Schmeltz
Notary Public
My Commission Expires: 10/15/83

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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administrators or heirs upon the same terms as any third party offer which is acceptable to Grantee or her executors/administrators or heirs. Grantee agrees to give Grantor thirty (30) days written notice of the receipt of any such third party offer, such notice to be sent by certified mail, return receipt requested to Grantor at Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, Tennessee 37238, or at such other address as Grantor may direct. Grantor shall have thirty (30) days from receipt of notice within which to exercise this option and must close the repurchase transaction within thirty (30) days from his exercise of the option.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns forever.

WITNESS the hand of the Grantor, this 28th day of March, 1983.

E. Berry Holt III

E. BERRY HOLT III

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 E. Berry Holt III, 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 28th day of March, 1983.

Teresa Schmitz
Notary Public

My Commission Expires: 10-15-83

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T IDENTIF. REFERENCE
APR 21 1 33 PM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
RUSH 2-

EXHIBIT "A"



Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Glendale Park, Section 1, as of record in Book 1130, page 45, Register's Office for said County.

Said Lot No. 4 fronts 120 feet on the northerly margin of Tower Place and extends back 161.7 feet on the easterly line and 190.8 feet on the westerly line to the south line of Lot No. 2, measuring 110 feet thereon.

Being the same property conveyed to E. Berry Holt III and wife, Claire M. Holt, by deed from Donald E. Pollard and wife, Janice Pollard, of record in Book 5102, page 549, Register's Office for Davidson County, Tennessee.