| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Third Avenue Associates, Ltd.<br>c/o Advanced Financial<br>Planning<br>19th Floor<br>First American Center<br>Nashville, Tennessee 37238 | Same | 93 2-3 159 |
| This instrument prepared by: Boult, Cummings, Conners & Berry,<br>21st Floor, First American Center, Nashville, TN 37238 | | |

BOOK 6057 PAGE 831

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One (1.00) Dollar and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Rudy E. Ruark and W. Gerald Ezell (the "Grantor"), by these presents does hereby sell, assign, and forever quitclaim unto Third Avenue Associates, Ltd. (the "Grantee"), Grantee's successors 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 222 3rd Avenue North, Nashville, Tennessee 37201.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $100,000.00.

Rudy E. Ruark
Affiant

Subscribed and sworn before me this 16th day of May, 1983.

Notary Public
My Commission Expires: 11-27-84

H 4 8 2 4 1 1 —

T. IDENTIF. REFERENCE!

MAY 17 11 19 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

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 successors and assigns forever.

WITNESS the hand of the Grantor, this 16th day of May, 1983.

Rudy E. Ruark

W. Gerald Ezell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John B. Owens, Jr. a Notary Public in and for said County and State, the within named Rudy E. Ruark, 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 16th day of May, 1983.

Notary Public

My Commission Expires: 11-21-84

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John B. Owens, Jr., a Notary Public in and for said County and State, the within named W. Gerald Ezell, 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 16th day of May, 1983.

Notary Public

My Commission Expires: 11-21-84

cba3rdavqd

EXHIBIT A



A tract of land located in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, bounded on the east by Second Avenue North, on the South by Bank Alley (Alley No. 4) on the west by Third Avenue North, on the north by Fourth Church Investment Company, Inc. and Industrial Realty, Inc., and being more particulary described on a survey dated April 20, 1982 by American Surveying & Engineering Co. as follows:

Beginning at a P & K nail located in the westerly right of way margin of Second Avenue North at said margins intersection with the northerly right of way margin of Bank Alley (Metro Alley No. 4); thence, following the northerly right of way margin of Bank Alley, South 62 degrees 31 minutes west, a distance of 225.13 feet to a P & K nail located where said margin intersects the easterly right of way margin of Third Avenue North; thence, following the easterly right of way of Third Avenue North; North 27 degrees, 40 minues west, a distance of 55.03 feet to a point located in the southerly boundary of the Fourth Church Investment Company property, as recorded in Book 5428, page 509, R.O.D.C., Tennessee; thence, following said boundary between two building walls, North 62 degrees. 31 minutes East, a distance of 112.79 feet to a point; thence, North 27 degrees, 17 minutes West, a distance of 19.84 feet, to a point located in the southerly boundary of the Industrial Realty Company property, as recorded in Book 3499, page 419, R.O.D.C., Tennessee; thence, following the aforementioned south boundary between two building walls, North 62 degrees, 31 minutes East, a distance of 113.16 feet, to a P & K nail located in the westerly right of way margin of Second Avenue North; thence, following the westerly right of way margin of Second Avenue North, South 26 degrees, 56 minutes East, a distance of 74.88 feet to the point of beginning. Tract contains 14,652.7 square feet or 0.34 acre, more or less.

Being the same property conveyed to Rudy E. Ruark and W. Gerald Ezell, by deed from Eddy A. Brown, Trustee, of record in Book 6038, page 618, Register's Office for Davidson County, Tennessee.

# OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 6057 PAGE 834

| | | |
|---|---|---|
| CO -CONVEYANCE | CC -CERTIFIED COPY | MISC -MISCELLANEOUS |
| MO -MORTGAGE | REL -RELEASE | CO TX -STATE TAX CONVEY |
| WD -WARRANTY DEED | UCC -UNIFORM COMMERCIAL CODE | MO TX -STATE TAX MORT |
| TD -TRUST DEED | | PRFEE -PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

100000.00- CO
260.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 269.50-
6054A05/17/63 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 8 2 4 1

T
IDENTIF. REFERENCE

MAY 17 11 19 AM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 949530