BOOK 6471 PAGE 780

Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

FROM Leslie L. Mondelli, Sr., et ux, Frances L. Mondelli

TO James V. Mondelli, Trustee

AND

FROM James V. Mondelli, Trustee

TO John William Nolan, III, Trustee

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Nolan, III, Trustee (NAME)	same (NAME)	9323
214 3rd Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	174
Nashville, TN 37201 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Michael F. Mondelli, Attorney
P.O. Box 3348
Nashville, TN 37219-0348

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 50,000.00 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF JAN. 19 85.

_____ Notary Public

MY COMMISSION EXPIRES: 2-17-88

(AFFIX SEAL)

1.7.5.9 1.8 IDENTIF. REFERENCE JAN 10 10 14 AM '85 FELIX L. WILSON JR. REGISTER DAVIDSON COUNTY, TN

FOR AND IN CONSIDERATION of ~~love and affection (and no monetary consideration)~~ and for the express purpose of making a re-conveyance to create fee simple title in John William Nolan, III, Trustee

We, Leslie L. Mondelli, Sr., et ux, Frances L. Mondelli

by these presents do hereby quitclaim and convey ~~unto~~ our undivided interest unto James V. Mondelli, Trustee, his successors and assigns, the following described tract or parcel of land, to wit: Land in the City of Nashville, Davidson County, Tennessee, being part of Lot No. 26 on the Plan of the Original Town of Nashville, not of record and being shown on the Plan of the Foster property, marked "Store No. 214" on the East side of College Street, now Third Avenue North, the plan of said Foster Property being of record in Book 161, page 38, Register's Office for said County and described as follows:

BEGINNING at a point in the easterly margin of Third Avenue North, 59 feet 9 inches South of the southerly margin of Bank Alley, being the southwest corner of the property conveyed to C. M. Hunt, Trustee, by deed of record in Book 675, page 132, said Register's Office, thence along Hunt's southerly line, easterly 107 feet more or less to the westerly margin of an alley; thence with the margin of said alley, southerly 21 feet 6 1/2 inches to the northeast corner of the property decreed to G. W. Pyle, Trustee, by decree of record in Minute Book 77, page 361, of the Chancery Court at Nashville; thence along what was Pyle's northerly line, westerly 107 feet more or less, to the easterly margin of Third Avenue North; thence with the margin of said Avenue, northerly 21 feet 6 1/2 inches to the beginning.

BEING the same property conveyed to Harry S. Lester, et al by deed from Walter H. Bracey, et ux, Evelyn R. Bracey, of record in Book 4296, page 418, Register's Office for Davidson County, Tennessee

Frances L. Mondelli joins in this deed to convey any and all of her right, title and interest she may have had in said property, marital or otherwise.

This is unimproved ( ) improved (X) property, known as 214 Third Avenue, North (House Number) (Street) Nashville, TN (P. O. Address: City or Town) 37201 (Postal Zone)

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

3505 01/10 136.50 CHECK

And now, I, the said James V. Mondelli, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto John William Nolan, III, Trustee, his

_____ heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 8th day of JAN., 1985.

Leslie L. Mondelli Sr.

Frances L. Mondelli

James V. Mondelli, Jr. Trustee.

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, Leslie L. Mondelli & Francis L. Mondelli, the 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 Nashville, Tennessee, this 8th day of January, 1985.

Kelly K. Wright Notary Public.

My commission expires: 7-17-88

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 James V. Mondelli, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of January, 1985.

Kelly K. Wright Notary Public.

My commission expires: 7-17-88

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

50000.00- CAMT.
130.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 136.50-
2505A01 1/10/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 5 9 1 8

IDENTIF. REFERENCE

JAN 10 10 14 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100154