B-740

Prepared by: Bone & Crawford, P.C.
Suite 900, Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

Address of New Owner:	Send Tax Bills to:	Map and Parcel No:
Seventh Avenue Properties A Tennessee Partnership 309 Seventh Avenue, South Nashville, Tennessee 37203	Same	84-16-176 84-16-176.1

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QUITCLAIM DEED

FOR AND CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Howard R. Peterson, do hereby quitclaim, transfer and convey to Seventh Avenue Properties, Ltd., a Tennessee Limited Partnership composed of Howard R. Peterson and Ronald R. Peterson, all of my right, title and interest in and to certain tracts and/or parcels of land situated in Davidson County, Tennessee as described on Exhibit A attached hereto and incorporated herein.

IN WITNESS WHEREOF, I have caused this instrument to be executed on this the 17 day of June, 1985.

J. 1. 4. 4. 2 0

IDENTIF. REFERENCE

JUN 18 2 32 PM '85

REGISTER DAVIDSON COUNTY, TN

Howard R. Peterson
HOWARD R. PETERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Bradley D. Cummings, a Notary Public in and for said County and State, Howard R. Peterson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of June, 1985.

Bradley D. Cummings
Notary Public

My Commission Expires: April 17, 1988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is None.

Howard R. Peterson
HOWARD R. PETERSON

Sworn to and subscribed before

me on this the 17th day of June, 1985.

Bradley D. Cummings
NOTARY PUBLIC

My Commission Expires: April 17, 1988

[redacted]

EXHIBIT A

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TRACT I:

Land in the 3rd, formerly 2nd, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 3 and 4 on a Map of the Subdivision of Part of the Alex Perry Lands near Donelson, Tennessee, by survey of Erle Drake, county surveyor, December 20, 1922, and described according to a copy of a survey of three lots being part of the Helm property in said District by Z. J. Wilkinson, Surveyor, March 9, 1945, and a 20-foot roadway for the right of ingress and egress to the Old Lebanon Road, said right-of-way being a part of Lot No. 3 on the Map of the Alex Perry Lands.

Said parts of Lots Nos. 3 and 4 are described as follows: Beginning at a point on the westerly margin of a 20 foot roadway north 1-3/4° west 225 feet from the center of the Old Lebanon Pike, being the northeast corner of part of Lots Nos. 3 and 4 of the Alex Perry Lands, conveyed to Hubert E. Huffer by deed of record in Book 1272, page 226, said Register's Office, and being erroneously called parts of Lots Nos. 3 and 4 on the Map of Donelson Heights, not of record; thence south 87° west, passing Hubert Huffer's northwest corner at 70 feet, and along the north line of the C. A. Singleton Lot, 184 feet to a point in the east boundary of the Donelson Heights Subdivision, not of record, being the east line of the property conveyed to Ernest Kelly by deed of record in Book 1235, page 259, said Register's Office; thence north 3° west along Kelly's east line 75 feet to a point; thence south 87° east 184 feet to a point in the west margin of a 20 foot roadway; thence with the margin of the same southerly 75 feet to the point of beginning.

Being the same property conveyed to Walter Edwards by deed from George E. Davis and wife, Annie Lee Davis of record in Book 4086, page 532, Register's Office for Davidson County, Tennessee.

Included in this transfer is all of grantor's right (said right not being exclusive), title and interest in an easement for ingress and egress of Old Lebanon Road, along said 20 foot roadway known as Helm's Lane and described as follows:

Beginning at a point at the southeast corner of part of Lots Nos. 3 and 4 conveyed to Hubert E. Huffer by deed of record in Book 1272, page 226, said Register's Office; thence with Huffer's east line north 1-3/4° west passing Huffer's northeast corner at 225 feet, in all a distance of 300 feet, to the northeast corner of the property herein conveyed; thence north 87° east 20 feet to a point; thence south 1-3/4° east 300 feet to the point in the center line of Old Lebanon Road; thence south 87° west 200 feet to the beginning.

TRACT II:

Being parts of Lots Nos. 3 and 4 on the Map of the Subdivision of part of the Alex Perry Lands near Donelson, Tennessee, and described according to a copy of a survey thereof made March 9, 1945, by Z. J. Wilkinson, Surveyor, together with a 20 foot roadway running south from the land in question to the Old Lebanon Road, said right of way being part of Lot No. 3 of the Alex Perry Lands, and described as follows:

Beginning at a point in the west margin of a 20 foot roadway, now called Helms Lane, North 1-3/4° west 300 feet from the centerline of Old Lebanon Pike, being 75 feet north of the northeast corner of the property conveyed to Hubert E. Huffer, by deed of record in Book 1272, page 226, Register's Office for said County; thence South 87° West 184 feet, more or less, to a point in the east line of Donelson Heights, not of record; thence with the easterly line of the same, North 3° West 75 feet to a point, the southwest corner of the property conveyed to Herbert L. Helms, by deed of record in Book 1320, page 487, Register's Office; thence along Helms' south line, North 86° 15' East 184 feet to the northwest terminus of said 20 foot roadway; thence with the margin of the said roadway, now called Helms Lane, South 1-3/4° East 75 feet to the point of beginning. TOGETHER with the right of ingress and egress over a 20 foot roadway in front and from the land in question running southerly to the Lebanon Pike; said roadway being set forth and more fully described in the deed to E. C. Vinson, of record in Book 2038, page 319, Register's Office, which right of user of said roadway is specifically herein conveyed to the rights, however, of other adjoining property owners.

Being the same property conveyed to Howard R. Peterson by Trustee's Deed from Sam J. McAllester, III, Substitute Trustee, of record in Book 6573, page 490, Register's Office for Davidson County, Tennessee.