Exx 12

BOOK 5635 PAGE 654

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ -0- .

Jane E. Atkinson
Affiant

Subscribed and sworn to before me, this 16th day of AUGUST, 1985.

Heather Potts
Notary Public

My Commission expires: 11-1-87

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

30330

IDENTIFICATION REFERENCE

AUG 21 1 12 PM '85

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

Address new owners as follows:

Aubrey Mayhew
827 Meridian St.
Nashville, TN 37207

Send Tax Bills to:

METROPOLITAN FEDERAL
230 4th Avenue, North
Nashville, TN 37219

Map-Parcel Numbers

82-7-113

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, JOHN H. SWARTZ, JR., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto AUBREY MAYHEW, Unmarried hereinafter called the Grantee, his heirs and assigns, any interest we may have in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in Davidson County, Tennessee, shown on the Plan of John W. Bryan Property, as of record in Book 161, page 72, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the northerly margin of Wilburn Street, said point being the SW margin of property conveyed to Bobby E. Spann of record in Book 5562, page 378, Register's Office for Davidson County, Tennessee; thence with the northerly margin of Wilburn Street in a westerly direction 63 feet more or less to the easterly margin of an alley; thence with said easterly margin of the alley 175 feet more or less in a northerly direction to the southerly margin of another alley; thence with the southerly margin of said alley in an easterly direction 63 feet more or less to the northwesterly corner of said Spann Property; thence with the westerly line of the Spann Property 175 feet more or less to the point of beginning.

Being the same property conveyed to Aubrey Mayhew and John H. Swartz, Jr. by deed from Nathan Doochin, Eli Jacobs and Margaret Hirsch, Trustees of record in Book 5795, page 287, Register's Office for Davidson County, Tennessee.

This is (x) improved property, known as: 305-307 Wilburn St.
( ) unimproved (House Number) (Street)

Nashville, TN 37207
(P. O. Box) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 16th day of AUGUST, 1985.

John H. Swartz, Jr.

By: Aubrey Mayhew - Atty-In-Fact
attorney in fact

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 JOHN H. SWARTZ, JR., the 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 the 16th day of AUGUST, 1985.

Notary Public

My Commission Expires:

11-1-87

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 Aubrey Mayhew with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of John H. Swartz, J. as his Attorney In Fact as the free act and deed of the within named John H. Swartz, Jr.

Witness my hand and official seal at Nashville, Tennessee, the 16th day of August, 1985.

11-1-87
My Commission Expires:

Heather Potts
NOTARY PUBLIC