THIS INSTRUMENT PREPARED BY:
Ronald G. Turner
Suite 600
2211 Crestmoor Road
Nashville, Tennessee 37215

BOOK 6712 PAGE 204

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
1915 Charlotte Developers 2200 Abbott Martin Road Nashville, Tennessee 37203	Same	92-12-45 92-12-46 92-12-47 92-12-48 92-12-49

FOR GOOD AND VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, F and M Partnership, a Tennessee general partnership ("Grantor"), by these presents, does hereby quitclaim and convey unto 1915 Charlotte Developers, a Tennessee general partnership, composed of John T. Rochford, III, Mark McDonald, Scott Moskovitz and Ted Feldman, ("Grantee"), its successors and assigns, all of its right, title and interest in and to the land described in Exhibit "A" attached hereto and incorporated herein by reference, in Davidson County, Tennessee.

This is improved property known as 1915 Charlotte Avenue in Nashville, Tennessee.

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

IN WITNESS WHEREOF, the Grantor has executed this instrument on the 19th day of November, 1985.

5403

IDENTIFICATION REFERENCE

NOV 19 11 40 AM '85

FELIX ZANDLSCHMIDT REGISTER
DAVIDSON COUNTY, TN

F and M PARTNERSHIP, a
Tennessee general partnership

By: _____
Scott Moskovitz, general partner

By: Ted Feldman
Ted Feldman, general partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Joan H. Burk, of the state and county aforesaid, personally appeared Scott Moskovitz and Ted Fledman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be partners of F and M Partnership, the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as general partners.

Witness my hand and seal, this 19th day of November, 1985.

NOTARY PUBLIC

My Commission Expires: July 9, 1989

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $ NONE .

Affiant

Subscribed and sworn to before me this the 19th day of November, 1985.

Notary Public

My Commission Expires: July 9, 1989.

RT1039

EXHIBIT "A"

TRACT 1:

Land in Davidson County, Tennessee, being the easterly 2 feet front of Lot No. 2 and westerly 25-1/2 feet front of Lot No. 3 in P.A. Cartwright's Subdivision of Lot No. 269, Boyd's Home Tract, a plan of the North part of said Subdivision, including the premises in question, is of record in Book 57, page 128, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Cedar Street 100 feet easterly from the west line of said Lot No. 269; thence with the southerly margin of said Street easterly 27-1/2 feet to the Northeast corner of the lot herein described; thence southerly with the easterly line of said lot, 160 feet, more or less, to the northerly margin of an 18-foot alley; thence with said alley westerly 26 feet; thence northerly 166 feet, more or less, to the beginning.

INCLUDED in the above description, but EXCLUDED therefrom, is the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 4520, page 310, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING on the present southerly margin of Charlotte Avenue, formerly Cedar Street, 100 feet easterly from the West line of said Lot No. 269; thence with the present Southerly margin of said Avenue, Easterly 27-1/2 feet to the northeast corner of the lot herein described; thence Southerly with the westerly line of said Lot, 43.6 feet to the new relocated Southerly margin of Charlotte Avenue; thence with the new relocated Southerly margin of Charlotte Avenue 27-1/2 feet to a point, the same being parallel to and 42 feet from the present southerly margin of Charlotte Avenue; thence northerly 43.6 feet, more or less, to the beginning and containing 11255 square feet.

Being the same property conveyed to F and M Partnership, a Tennessee general partnership by deed from Scott Moskovitz and wife, Cindy O. Moskovitz, of record in Book 6578, page 1 Register's Office for Davidson County, Tennessee.

TRACT 2:

Land in Davidson County, Tennessee, being the eastern part of Lot No. 3 in the P.A. Cartwright's Subdivision of Lot No. 269 in Boyd's Home Tract, in Book 21, page 39, Register's Office for Davidson County, Tennessee. Said part of Lot No. 3 is more particularly described as follows:

Beginning at a point on the southern margin of Cedar Street now known as Charlotte Avenue, 53 feet westerly from the northeast corner of Lot No. 269, extending thence westwardly along the southern margin of Cedar Street, 27-1/2 feet; thence southwardly in a straight line 160-1/2 feet, more or less, to the northern margin of an 18 foot alley at a point 76 feet westerly from the eastern margin of said Lot No. 269; thence eastwardly and along the northern margin of said alley 26 feet to a point, 50 feet west of the eastern margin of said Lot No. 269; thence northerly in a straight line and parallel with the eastern margin of said Lot No. 269, 155 feet to the beginning.

Included in said description but excluded for the purpose of this conveyance is a parcel of lands conveyed by Norman Moskovitz, to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 4521, page 193, said Register's office.

A strip of tract of land in the 20th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee,

being part of the eastern part of Lot No. 3 in P.A. Cartwright's Subdivision of Lot No. 269 in Boyd's Home Place and described according to a survey made by Consoer, Townsend and Associates, Engineers, for the Public Works Department of said Metropolitan Government known as Project 66-R-43, Charlotte Avenue, and more particularly described as follows:

Beginning at a point on the present southern margin of Charlotte Avenue, formerly Cedar Street, 53 feet westwardly from the northeast corner of said Lot No. 269; thence westwardly along the present southern margin of Charlotte Avenue, 27-1/2 feet; thence southwardly in a straight line, 43.6 feet, more or less, to a new relocated southern margin of Charlotte Avenue; thence eastwardly along the new relocated southern margin of Charlotte Avenue, 27-1/2 feet to a point, 50 feet west of the eastern margin of said Lot No. 269; said new relocated margin being parallel to and 42 feet from the present margin of Charlotte Avenue; thence northwardly in a straight line and parallel to the eastern margin of said Lot No. 269, 543.6 feet to the beginning and containing 1,155 square feet, more or less.

Being the same property conveyed to F and M Partnership, a Tennessee general partnership by deed from Herbert A. Moskovitz and wife, Rita R. Moskovitz, of record in Book 6578, page 192, Register's Office for Davidson County, Tennessee.

TRACT 3:

Land in Davidson County, Tennessee, being Lot #2, in P.A. Cartwright's Subdivision of Lot #269, Boyd's Home Tract, a plan of which is recorded in Book 21, page 39, Register's Office for said County.

Said Lot #2 fronts 50 feet in a triangular direction on the south side of Cedar Street. Beginning in the margin of Cedar Street at the northeast corner of Lot #2, thence eastwardly along Cedar Street, 50 feet to a point; thence southwardly 177 feet to an 18 foot alley; thence along said alley, westwardly 50 feet to the southeast corner of Lot #1 in said subdivision; thence northwardly 188 feet to Cedar Street.

Being the same property conveyed to F and M Partnership, a Tennessee general partnership, by deed from Richard Laird and Ronald Laird, of record in Book 6578, page 189, Register's Office of Davidson County, Tennessee.

TRACT 4:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the remainder of Lot No. 4 in P.A. Cartwright's Subdivision of Lot No. 269, Boyd Home Tract, a plan of which subdivision is of record in Book 57, page 128, Register's Office for Davidson County, Tennessee after the conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4508, page 498, Register's Office for Davidson County, Tennessee. The remainder of said Lot No. 4 fronts 53 feet on the Southerly side of the new relocated Southerly margin of Charlotte Avenue, and extends back between parallel lines, 102 feet, more or less, on the East line, and 113 feet, more or less, on the West line, both lines extending to an Alley in the rear.

Being the same property conveyed to F and M Partnership, a Tennessee general partnership by deed from Willis W. Williams, Sr. and wife, Josie S. Williams, of record in Book 6577, page 995, Register's Office for Davidson County, Tennessee.

TRACT 5:

Being Lot No. 5 in the Subdivision of Lot No. 268 in the Boyd Home Tract, known as the Kerrigan property, a plan on which Subdivision is of record in Plan Book No. 2 page 102 of the Chancery Court for said County.

Said Lot No. 5 fronts 40-3/4 feet on the Southerly side of Cedar Street, and runs back Southwardly 160 feet on the Westerly line, with the Westerly line of said original Lot No. 268, and 150 feet, more or less on the Easterly line, to the Northerly margin of an alley, on which it measures 39-7/10 feet.

Being the same property conveyed to F and M Partnership by deed from Zeb V. Bulla, a single person of record in Book 6658, page 931, Register's Office of Davidson County, Tennessee.

Included in the above description but excluded from the conveyance is the property retained by Metropolitan Government for right-of-way for Charlotte Avenue, Project No. 68-R-43, Tract 92-12-45 and described as follows:

Said part of Lot No. 5 fronts 40.75 feet on the present South margin of Charlotte Avenue, formerly Cedar Street and runs back between parallel lines 43.6 feet to points on the new relocated South margin of Charlotte Avenue on which it measures 40.75 feet thereon. The same being parallel to and 42 feet from the present South margin of Charlotte Avenue.

The above property is more particularly described according to a survey by Ellers, Hudson and Associates, Inc. dated September 4, 1985 as follows:

Beginning at an iron rod on the southern margin of charlotte Avenue, said iron rod being South 50 degrees 31 minutes 6 seconds, West a distance of 182+/- from the intersection of the centerlines of Charlotte Avenue and Nineteenth Avenue North; thence with said margin of Charlotte Avenue, South 65 degrees 04 minutes 13 seconds West a distance of 198.75 feet to an iron rod; thence leaving said margin of Charlotte Avenue along the common line of subject property and property belonging to P. F. Waggoner as of record in Book 6096, Page 972 R.O.D.C., along a bearing of South 40 degrees 52 minutes 44 seconds East a distance of 147.38 feet to an iron rod in the North margin of Metro Nashville Alley number 888; thence with said margin of Alley 888 North 52 degrees 15 minutes 12 seconds East a distance of 142.14 feet to an iron rod; thence continuing with said margin South 40 degrees 52 minutes 44 seconds East a distance of 6.00 feet to an iron rod; thence continuing with said margin North 52 degrees 15 minutes 12 seconds East a distance of 39.24 feet to an iron rod; thence leaving said alley margin along the common line with property owned by Joseph L. B. Forrester and wife Jeanette Forrester as of record in Book 2242, Page 629 R.O.D.C. with a bearing of North 40 degrees 52 minutes 44 seconds East a distance of 109.23 feet to the point of beginning containing 24,180.7 square feet more or less.

Said property is subject to an implied public utility and drainage easement for a 9 foot 6 inch combination sewer (Metro Nashville Project Numbers 140-A) and a 10" combination sewer (Metro Nashville Project Number 44A). Said easement is not of record.

RT1029