BOOK 6854 PAGE 360

99899

This instrument prepared by:

Rupert M. Marigza
2141 Fairfax
Nashville, TN 37212

IDENTIFICATION REFERENCE

MAY 12 3 47 PM '86

FELIX Z. WALSH, REGISTER
DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

Address of New Owner:

R & M Real Estate
c/o Rupert M. Marigza, Partner
2141 Fairfax
Nashville, TN 37212

Send Tax Bills To:

Same

Map and Parcel No.(s):

Map 92-2

Parcel 309
11W 00625

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, Rupert M. Marigza, by these presents does hereby quitclaim and convey unto R & M Real Estate, a Tennessee general partnership, all his right, title and interest in and to the following described tract of land:

Being Lot No. 4 on the Map of the Lusk Subdivision of Lot No. 36 and the north half of Lot No. 37, Boyd McNairy, a Plan of lots as of record in Book 161, page 163, Register's office of said county, being a part of block "A" in said subdivision.

Said Lot No. 4 fronts 50 feet on the northerly side of JEFFERSON STREET, and runs back bwtween lines 164 feet on the east line and 164.4 feet on the west line. Included but excluded therefrom is that part of the property conveyed to the State of Tennessee by deed of record in Book 4127, page , said Register's office, and described as follows: BEGINNING at a point in the northerly margin of JEFFERSON STREET, said point being the common corner between Lots 4 and 5 of Block "A" in the Lusk Subdivision as of record in Book 161, page 163, Register's Office for Davidson County, Tennessee; thence with the common line between said lots 4 and 5, N. 7° 58' 41" W. 25.06 feet to a point; thence with a line of severance (being the right-of-way line) N. 81° 28' 49" E. 50 feet to a point in the common line between said Lots 3 and 4 S. 7° 58' 41" E. 25.06 to a point in the northerly margin of JEFFERSON STREET; thence with the northerly margin of JEFFERSON STREET and the southerly boundary of said Lot 4, S. 81°29' 24" W. 50 feet to the point of beginning.

Being the same property conveyed to Betty J. Empson and husband, William A. Empson, by deed from Shirley A. Randall, et al as of record in Book 5530, page 74, Register's Office for Davidson County, Tennessee. Subject to a wrap around installment deed of record in Book 5530, page 74, Register's Office for Davidson County.

Being the same property conveyed to Rupert Marigza by deed from Betty J. Empson and husband William A. Empson as of record in Book 6685, Page 16, Register's Office for Davidson County, Tennessee.

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

Witness my hand this 12th day of May, 1986.

Rupert M. Marigza

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, ~~Rupert Marigza~~ Linda E. Dalton, a Notary Public in and for said County and State, Rupert M. Marigza, 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 12th day of May, 1986.

Notary Public

Commission Expires:
3/8/89

The actual consideration for this transfer is $-0-.

Rupert M. Marigza, Affiant

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Subscribed and sworn to before me, this the 12th day of May, 1986.

Notary Public

My Commission Expires:
3/8/89