BOOK 6854 PAGE 384

This instrument prepared by:

Rupert M. Marigza
2141 Fairfax
Nashville, TN 37212

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 104-11

Parcel 179

24W-06810

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

Land in Davidson County, Tennessee, being Lot No. 15 and the west 2 feet of Lot No. 14 and the northerly 9 feet of the westerly part of Lot No. 16 on the Plan of W. W. Dillon's Resubdivision, of record in Book 421, page 12, Register's Office for said County.

Said property fronts 116 feet on the south side of Fairfax Avenue, formerly Edgar Jones Avenue, and runs back 180 feet on the east lin and 180.2 feet on the west line, along the east margin of 24th Avenue South, to a line in the rear on which they measure 121.3 feet.

Being the same property conveyed to James August Scholes and wife, Angie Lois Scholes by deed from Felix C. Robb, Unmarried, of record in Book 3343, page 59, Register's Office for Davidson County, Tennessee. The said parties having since divorced. The said property was divested out of Angie Lois Scholes and vested in James August Scholes by final divorce decree of record in Book 5102, page 517, in the First Circuit Court for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and rights of way of record.

James August Scholes and James A. Scholes are one and the same person.

Being the same property conveyed by James August Scholes, Unmarried, to Rupert M. Marigza and wife, Mary Helen Marigza of record in Book 5630, Page 673, Register's Office for Davidson County, Tennessee.

99861

IDENTIFICATION REFERENCE

MAY 12 3 48 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

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

Mary-Helen I. Marigza

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Linda E. Dalton, a Notary Public in and for said County and State, Rupert M. Marigza and Mary-Helen I. Marigza, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of May, 1986.

Linda E. Dalton
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.

Linda E. Dalton
Notary Public

My Commission Expires:
3/8/89