46774

IDENTIFICATION REFERENCE

SEP 26 12-56 PM '86

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

Address New Owner and Send Tax Statements:
Park Avenue Baptist Church
328 44th Avenue North
Nashville, Tennessee 37209

THIS INSTRUMENT PREPARED BY:
James C. Hofstetter, Attorney
Hofstetter & Hofstetter
Suite 500, 230 Fourth Avenue North
Nashville, Tennessee 37219

BOOK 6991 PAGE 910

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the provisions of the Will of Fannie J. Francis (and no monetary consideration), I, James C. Hofstetter, as Trustee under the Will of Fannie J. Francis, but not further or otherwise, by these presents do hereby quitclaim and convey unto Park Avenue Baptist Church in Nashville Tennessee, it successors and assigns, the following described tracts or parcels of land located in Davidson County, Tennessee, to wit:

TRACT I (Map 91-16. Parcel 10; 12W 3410)

Being Lots Nos. 1, 3, 5 and the southerly 15 feet of lot No. 7 of Block 46, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said lots Nos. 1, 3, 5 and part of lot No. 7 front together 90 feet on the easterly side of 45th Avenue North and run back between parallel lines with the northerly margin of Charlotte Avenue 105.5 feet to an alley.

Being the same property conveyed to C. E. Francis and wife, Fannie J. Francis, by deed from The Pure Oil Company of record in Book 3891, page 384, Register's Office for Davidson County, Tennessee. Said C. E. Francis having predeceased Fannie J. Francis, and said Fannie J. Francis, having since died, said property was devised to James C. Hofstetter, Trustee, under her will of record in Will Book 150, page 188, Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property known as 4408 Charlotte Avenue, Nashville, Tennessee.

TRACT II (Map 103-8, Parcel 54; 25W 6970)

Being Lots Nos. 3 and 4 on the unrecorded subdivision of the north part of Lot No. 345 on the Map of the Richland Realty Company's Subdivision of West Lawn which Richland

Realty Company's Subdivision is of record in Book 421, Page 32, Register's Office for Davidson County, Tennessee. Said Lots Nos. 3 and 4 are described according to a survey thereof made February 18, 1932, by W. B. Southgate Surveyor, as follows:

Beginning at a point in the southerly margin of Minnesota Avenue or the Murphy Road, the common corner of Lots 4 and 5, and being 150 feet east of the S. E. Intersection of said Avenue and West Lawn Drive; thence with the line between Lots 4 and 5 southerly 154 feet to a point in the fence line, being the common corner of Lots 4 and 5, being 22 feet east of the easterly margin of West Lawn Drive; thence easterly 112 feet to the common corner of Lots 2 and 3; thence at right angles northerly 154 feet to a point in the southerly margin of Minnesota Avenue; thence with the southerly margin of said avenue westerly 112 feet to the point of beginning.

Said two lots front together 112 feet on the southerly side of Minnesota Avenue or Murphy Road and run back between parallel lines 154 feet.

Being the same property conveyed to C. E. Francis and wife, Fannie L. Francis, by deed from L. R. Campbell, unmarried, of record in Book 794, page 165, Register's Office for Davidson County, Tennessee. Said C.E. Francis having predeceased Fannie L. Francis, and said Fannie L. Francis, having since died, said property was devised to James C. Hofstetter, Trustee, under her will of record in Will Book 150, page 188, Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property known as 4425-27-29 Murphy Road, Nashville, Tennessee.

Said parcels or tracts are conveyed subject to such limitations, restrictions and encumbrances as may affect said premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this 26th day of September, 1986.

James C Hofstetter, Trustee

James C. Hofstetter, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State James C. Hofstetter, Trustee, 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 as Trustee under the Will of Fannie J. Francis, but not further or otherwise, for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 26th day of September, 1986.

Eunice Miller
NOTARY PUBLIC

My Commission Expires:
9-9-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

James C. Hoffstetter
AFFIANT

Sworn to and subscribed before me,
this 26th day of September, 1986.

Eunice Miller
NOTARY PUBLIC

My Commission Expires:
9-9-89