This instrument prepared by:
Harlan Dodson, III
Dodson & Associates
Suite 400 Realtors Building
306 Gay Street
P. O. Box 198066
Nashville, TN 37219-8066
(615) 254-2291

Mail

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILL TO:	MAP PARCEL NO:
		Map 94-13 Parcel 4
29 Hermitage Company		Map 93-11 Parcels 52, 54 55, 56 & 57
299 Hermitage Ave	same	
Nashville, TN 37210		

WHEREAS, LIPMAN REALTY COMPANY, INC. a Tennessee corpporation, has adopted a plan of liquidation, pursuant to which plan the said Lipman Realty Company, Inc. does hereby release and forever quitclaim unto the 29 HERMITAGE COMPANY, a Tennessee general partnership, the following tracts or parcels of land in Davidson County,Tennessee, to-wit:

TRACT NO. 1:

Being Lots Nos. 1 and 2 of Block "J" on the Plan of Hermitage Addition, as of record in book 57, pages 42 and 43, Register's Office for said County. Said Lot No. 1 fronts 50 feet or the southerly side of Hermitage Avenue, formerly Lebanon Turnpike, and extends back between parallel lines with the easterly margin of an alley 156-1/2 feet to the northerly margin of another alley. Said Lot No. 2 fronts 50 feet on the southerly side of Hermitage Avenue, formerly Lebanon Turnpike, and extends back between parallel lines 156-1/2 feet to an alley.

Being the same property conveyed to Lipman Realty Company, Inc. by deed from Harry Lipman, Meyer Lipman, and Sara Lipman, d/b/a Lipman Brothers, and Harry Lipman, Meyer Lipman, and Sara Lipman, each individually, of record in Deed Book 4225, Page 215, Register's Office for Davidson County, Tennessee.

TRACT 2:

Being Lot No. 3 of Block "J" on the Plan of the Hermitage Addition to South Nashville, as of record in Book 57, Pages 42 and 43, Register's Office for said County. Said Lot No. 3 fronts 50 feet on the southerly side of Hermitage Avenue, formerly Fillmore Street, or Lebanon Pike, and extends back between parallel lines with the westerly margin of Keith Street, 155 1/2 feet to an alley.

Being the same property conveyed to Lipman Realty Company, Inc. by deed from Harry Lipman, Meyer Lipman, and Sara Lipman, d/b/a/ Lipman Brothers,

and Harry Lipman, Meyer Lipman, and Sara Lipman, each individually, of record in Deed Book 4225, page 215, Register's Office for Davidson County, Tennessee.

TRACT NO. 3:

Being Lot No. 13 on the map of Bass' Subdivision of the Homestead Block of the Hermitage Addition, as of record in Book 161, page 99, Register's Office for said County.

Said Lot 13 fronts 40 feet on the southerly side of Hermitage Avenue, formerly Fillmore Street, and runs back 142.71 feet on the westerly line, and 142.1 feet on the easterly line, with the westerly margin of an alley, to another alley in the rear, measuring 40 feet thereon.

Being the same property conveyed to Lipman Realty Company, Inc. by deed from Harry Lipman, Meyer Lipman, and Sara Lipman, d/b/a Lipman Brothers, and Harry Lipman, Meyer Lipman, and Sara Lipman, each individually, of record in Deed Book 4225, Page 215, Register's Office for Davidson County, Tennessee.

TRACT NO. 4:

Being Lot No. 67 on the plan of Rutledge's Addition, as of record in Book 21, page 73, Register's Office for said County.

Said Lot No. 67 fronts 50 feet on the southwesterly side of Hermitage Avenue, formerly Fillmore Street or the Lebanon Pike, and runs back between parallel lines, with the northwesterly margin of Highland, formerly Central Street, 150 feet to an alley.

Being the same property conveyed to Lipman Realty Company, Inc. by deed from Harry Lipman, Meyer M. Lipman, and Sara S. Lipman, d/b/a Lipman Brothers, a partnership, of record in Deed Book 1812, page 242, Register's Office for Davidson County, Tennessee.

TRACT NO. 5:

Being Lots Nos. 70 and 71 in Rutledge's Addition to the City of Nashville, as of record in book 21, page 73, Register's Office for said County. Said lots Nos. 70 and 71 front together 100 feet on the southwesterly side of Hermitage Avenue and extend back between parallel lines 150 feet to an alley. The easterly 33 1/3 feet of Lot No. 70 of premises was conveyed to Agnes B. Cleary and husband, E. E. Cleary, by deed from Anne T. Breen et al, of record in book 554, page 635, said Register's Office, and devised to Agnes B. Cleary by will of N. Breen, deceased, of record in Will Book 36, Page 151, County Court for said County, the said E. E. Cleary having since died. The easterly 16 2/3 feet of Lot No. 71 and the westerly 16 2/3 feet of lot No. 70 of premises was conveyed to Katherine T. Breen by deed from Anne T. Breen et al, of record in Book 554, page 636, said Register's Office and devised to the said Katherine T. Breen by will of N. Breen, deceased, of record in Will Book 36, page 151, County Court for said County. The westerly 33 1/3 feet of Lot No. 71 of premises was devised to Katherine Tyne Breen and Agnes Breen Cleary by will of Anna E. Breen, deceased, of record in Will Book 70, page 198, said County Court.

WITNESS our hands this the 29th day of December, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, a Notary Public in and for said County and State, Howard Lipman, with whom I am personally acquainted, and who, upon oath, acknowledged to be Secretary of Lipman Realty Company, Inc., the within named bargainor, a corporation, and that he as such Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of December, 1986.

Lisa W Smith
Notary Public

My Commission Expires:
4/17/88

NOTARY PUBLIC AT LARGE

Being the same property conveyed to Lipman Realty Co., Inc., by deed from Harry Lipman and Meyer M. Lipman of record in Deed Book 4645, Page 32, Register's Office for Davidson County, Tennessee.

TRACT NO. 6:

Being Lot No. 68 on the Map of Rutledge Addition, of record in Book 21, Page 73, Register's Office for said County.

Said Lot No. 68 fronts 50 feet on the westerly side of Hermitage Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Lipman Realty Co., Inc., by deed from Meyer M. Lipman, Harry Lipman, and Sara S. Lipman, partners d/b/a Lipman Brothers, of record in Deed Book 4645, Page 34, Register's Office for Davidson County, Tennessee.

TRACT NO. 7:

Land in Davidson County, Tennessee, being Lot No. 69 on the plan of Rutledge's Addition, as of record in Book 21, Page 73, Register's Office for said County.

Said Lot No. 69 fronts 50 feet on the southwesterly side of Hermitage Avenue, formerly the Lebanon Road, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Lipman Realty Co., Inc. by deed from Harry Lipman, M. M. Lipman and Sara S. Lipman, d/b/a/ Lipman Brothers, of record in Deed Book 4645, Page 36, Register's Office for Davidson County, Tennessee.

By this instrument, Lipman Realty Company, Inc. hereby also quitclaims to the said 29 HERMITAGE COMPANY all of its right, title and interest in and to a portion of Alley No. 705 extending South from Hermitage Avenue as set out in instrument of record in Deed Book 4216, Page 853, Register's Office for Davidson County.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $ 0.00

Subscribed and sworn to before me, this the 30 day of December, 1986.

Affiant

Notary Public

My Commission Expires:
4/17/88

DEC 31 11 58 AM '86
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

78399