JRH, B37



| Address New Owner: | Map-Parcel Numbers: |
|---|---|
| James A. Lewis and Hilda Lewis<br>Route 3, Pecan Valley Road<br>Nashville, Tennessee 37218 | Tract 1: 70-13-78 SH<br><br>Tract 2: 70-13-74 |
| **Send Tax Bills To:** | **Address of Mortgagee:** |
| same as above | James R. Sherrill, Sr.<br>1518 E. Stewarts Lane<br>Nashville, Tennessee 37218 |
| This instrument prepared by: Boult, Cummings, Conners & Berry,<br>222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219 | |
| This instrument was prepared without title examination using prior deeds furnished by Grantor hereunder. | |

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, LEWIS INVESTMENT COMPANY, INC., a Tennessee corporation (the "Grantor"), by these presents does hereby sell, assign, and forever quitclaim unto JAMES A. LEWIS and wife, HILDA M. LEWIS (the "Grantees"), Grantees' heirs, successors and assigns, an undivided thirteen-twentyfifths (13/25) interest in and to two (2) certain tracts or parcels of real estate in Davidson County, Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property"). The purpose and intent of this instrument is to create a tenancy-in-common whereby Grantees hereunder shall own an undivided 13/25 interest in the Property and Grantor hereunder shall retain an undivided 12/25 interest in the Property.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAR 4 | 34 AM '87
IDENTIFICATION REFERENCE
0002-8

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 00.

James A. Lewis
Affiant

Subscribed and sworn to before me this 3rd day of March, 1987.

John R. Hunter
Notary Public
My Commission Expires: Nov. 13, 1990

NOTARY PUBLIC AT LARGE TENNESSEE

03/04 9.00- CHECK
7524

Tract 1 of the Property is improved property known as 3130 Clarksville Pike, Nashville, Tennessee.

Tract 2 of the Property is improved property known as 2104½ Buena Vista Pike, Nashville, Tennessee.

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

WITNESS the hand of the Grantor, this 3rd day of March, 1987.

LEWIS INVESTMENT COMPANY, INC.

By: James A Lewis
James A. Lewis, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John R. Haynes, a Notary Public of the State and County aforesaid, personally appeared James A. Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Lewis Investment Company, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 3rd day of March, 1987.

NOTARY PUBLIC AT LARGE

John R. Haynes
Notary Public
My Commission Expires: Nov. 12, 1990

TRACT NO. 1:

Lot No. 1: Beginning at a point in the center of Bordeaux Avenue, Brown's Southwesterly corner, runs thence North 32° E 360 feet with said Brown's Westerly line to a point; thence North 58° W 80 feet to a point; thence South 35 1/4° W 360.5 feet and with Jackson's Easterly line to the center of Bordeaux Avenue; thence with the center of Bordeaux Avenue South 58° E 100 feet to the beginning.

Lot No. 2: Beginning at a point in the center of Bridge Avenue 703 feet West of the Northwest corner of the Nashville bridge, being the Southwest corner of a 50-foot lot owned by M. O. Randall between the lot hereby conveyed and a 50-foot lot owned by W. P. Carter, runs thence with the dividing line between the lot herein conveyed and said Randall lot, and at right angles to the said Avenue, Northwesterly 410 feet, more or less, to the line of the old Curtis tract 43° W 51 feet, more or less, to a point; thence Southwesterly parallel to, 50 feet Westerly from, the first line 420 feet, more or less, to center of Bridge Avenue; thence with the center of said Avenue Easterly 50 feet to the beginning.

Being the same property conveyed to Lewis Investment Company, Inc. by Quitclaim deed from Lewis & Sherrill Properties, Inc., of record in Book 6787, page 503, Register's Office for Davidson County, Tennessee.

TRACT 2:

Beginning at a point in the southeasterly margin of Hamilton Road, 285 feet northeastwardly from the center of Clarksville Highway, the said point being the northwesterly corner of the property conveyed to C. F. Williams by deed from Elsie W. Jackson of record in Book 1562, page 537, Register's Office for Davidson County, Tennessee; thence with Williams southwesterly line, southeastwardly 116 feet to a point; thence at or about right angles 25 feet to a point; thence northwestwardly and parallel to Williams line, 116 feet to the southeasterly margin of North Hamilton Road; thence with the said margin of North Hamilton Road, northeastwardly 25 feet to the beginning.

Being the same property conveyed to Lewis Investment Company, Inc. by Quitclaim deed from Lewis & Sherrill Properties, Inc., in Book 6786, page 494, said Register's Office.