| Name/Address of New Owner: | Send Tax Bills to: |
|---|---|
| C. Davis Bauman<br>24 Lenox Pointe, NE<br>Atlanta, GA 30324 | McQuiddy Office Designers<br>110 7th Avenue North<br>Nashville, TN 37203 |
| Tax Map Parcel No. 93-6-3-28 | |

OFFICIAL RECORD

QUITCLAIM DEED

WHEREAS, Paul N. McQuiddy, late of Hamilton County, Tennessee, died testate, his Will having been probated and appearing of record in the Probate Division of the Chancery Court of Hamilton County, Tennessee, and his Estate being in the process of administration; and,

WHEREAS, the said Paul N. McQuiddy appears at the time of his death to have owned an undivided one-seventh (1/7th) interest in the hereinafter described Real Estate, having become vested therewith out the the Estate of J. C. McQuiddy, deceased (his mother, Mrs. J. C. McQuiddy, who had a lifetime interest in the property being now deceased); and,

WHEREAS, under item IX of said Last Will and Testament, Lawrence Albert Bauman, as Trustee for Albert Bauman (also known as Larry A. Bauman, Jr.), Davis Bauman (also known as C. Davis Bauman), and Ann Bauman (also known as Ann Bauman Porterfield) became the owners of an undivided 9 percent interest in said undivided one-seventh (1/7th) interest; and

WHEREAS, the aforesaid Trust having been terminated by its own terms, and it being the desire of the Trustee, Lawrence Albert Bauman, to fully and finally discharge his obligations under said Trust with regard to the aforesaid real property;

NOW THEREFORE, in order to carry out the terms of the Last Will and Testament of Paul N. McQuiddy (and with conveyances also being made to the other beneficiaries of the Trust for whom Lawrence Albert Bauman was named as Trustee);

I, Lawrence Albert Bauman, as Trustee under the Last Will and Testament of Paul N. McQuiddy, deceased, do hereby apportion, grant, and quitclaim unto C. Davis Bauman (also known as Davis Bauman) and to said Grantee's heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See real property description attached hereto marked Exhibit "A" and by reference specifically made a part of this document.

This is improved property known as 110 7th Avenue North, Nashville, Tennessee.

Conveyance is made subject to taxes for the year 1987 as the same may constitute a lien on the property.

IN WITNESS WHEREOF, I have hereunto set my hand and seal as Trustee under the Last Will and Testament of Paul N. McQuiddy, deceased, to be effective as of the 29th day of December, 1987.

Lawrence Albert Bauman
LAWRENCE ALBERT BAUMAN
As Trustee under the Last
Will and Testament of
Paul N. McQuiddy, deceased

STATE OF GEORGIA

COUNTY OF FULTON

This the 28th day of December, 1987 before me personally appeared LAWRENCE ALBERT BAUMAN, to me known to be the person described in and who executed the foregoing instrument, acting as Trustee under the Last Will and Testament of Paul N. McQuiddy, deceased, and acknowledged that he executed the same as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Karen Graham
NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT 8 1990

STATE OF GEORGIA

COUNTY OF FULTON

I hereby swear or affirm that the actual consideration for this transfer is zero, which amount is equal to or greater than the amount which the said property transferred would command at a fair and voluntary sale.

Lawrence Albert Bauman
Affiant, LAWRENCE ALBERT BAUMAN

Sworn to and subscribed
before me this 28th day
of December, 1987.

Karen Graham
Notary Public

This document prepared by:
C. Davis Bauman
24 Lenox Pointe, NE
Atlanta, GA 30324

Located in the City of Nashville, Davidson County, Tennessee, being an undivided one-third (1/3rd) in an undivided nine percent (9%) interest in an undivided one-seventh (1/7th) interest, said interest being .42857 percent of the fee, in and to the following parcel of land: Part of Lot No. One Hundred Twenty Nine (129), on the Original Plan of Nashville, not of record, described as follows:

Beginning on the Easterly margin of 7th Avenue, North, formerly Vine Street, 126 feet Northerly from the Northerly margin of Broad Street, being the Northeast corner of said Avenue, and an alley 11 feet wide; thence with the Easterly margin of said Avenue, Northerly 69 feet to a stone; thence at right angles Easterly 170 feet, more or less, to an alley; thence with said alley, Southerly 69 feet to the Northerly margin of the first mentioned alley; thence with said margin Westerly 170 feet, more or less, to the beginning. There is included an equal interest in a certain Lease Agreement with McQuiddy Printing Company, a Tennessee Corporation, covering said real estate, subject to which this instrument is executed.

REFERENCE is made for prior title to Deed to J. C. McQuiddy, of record in Book 564, page 290, in the Register's Office of Davidson County, Tennessee, to which reference is made for a more particular description.

SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

Conveyance is made subject to taxes for the Year 1984, as the same may constitute a lien on the property.

Exhibit "A" to Quitclaim Deed

9 8 1 6 7
IDENTIFICATION REFERENCE
JAN 19 10 41 AM '88
DAVIDSON COUNTY, TN