Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
R.M. Sanford		105-7-459
5315 Williamsburg Road	Same	105-7-460
Brentwood, TN 37027		105-7-461
		105-7-462

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, H.C. Young, Jr. and wife Joan H. Young, do hereby grant, transfer, convey and quitclaim unto R.M. Sanford, the Grantee herein, his heirs and assigns, all of our right, title and interest in and to two tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

TRACT NUMBER ONE:

Lots or parcels at 1304 Fourth Avenue, South and 1306 Fourth Avenue, South in Nashville, Tennessee and more particularly described as follows:

SEE ATTACHED DESCRIPTION MARKED EXHIBIT "A"

TRACT NUMBER TWO:

Lots or parcels at 1302 Fourth Avenue, South and 1308 Fourth Avenue, South in Nashville, Tennessee and more particularly described as follows:

SEE ATTACHED DESCRIPTION MARKED EXHIBIT "B"

Taxes for the year 1988 have been pro-rated and assumed by the Grantee.

This is unimproved property, known as 1302, 1304, 1306, and 1308 Fourth Avenue, South, Nashville, Tennessee.

~~To have and to hold~~ the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever.

We, H.C. Young, Jr. and wife, Joan H. Young, do not warrant title to said real estate, nor make any covenants of any seizin therein, but convey only such title and interest as we are vested with.

Witness our hands this 15th day of February, 1988.

H.C. Young, Jr.

Joan H. Young

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $_____. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 15th day of February 1988.

Barbara Y Brisco
Notary Public

My Commission Expires: Sept 9, 1989

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Barbara Y. Behar, a Notary Public in and for said County and State, the within named H.C. Young, Jr. and wife Joan H. Young, the bargainors, with whom I amd 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 15 day of February, 1988.

My Commission Expires 9/9/89

Barbara Y. Behar
Notary Public

BARBARA Y. BEHAR NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument was prepared by:

Robert A. Schwartz, Attorney
808 Lea Avenue
Nashville, TN 37203

FEB 19 2 10 PM '88
DAVIDSON COUNTY, TN

IDENTIFI REFERENCE

06240

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR TRUE VALUE, WHICHEVER IS GREATER~~, FOR THIS TRANSFER IS $ 10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF Feb. 19 88

Deputy Register

"EXHIBIT A"

BEING a part of the only lot in the plan of the Merritt Lands lying on the east side of said lands recorded in Book "N," pages 239, 240, 241 and 242 in the Office of the Clerk of the County Court of Davidson County, Tennessee. Said part of said lot herein conveyed is triangular in shape and fronts seventy-one (71) feet, more or less, on the east side of Fourth Avenue, South, and is bounded on the north by the land of H. B. Gray, and on the east by the land of N. B. Gray, deed, and has a depth on its north side of forty-eight and one-half (48 1/2) feet and is the same property that was conveyed to said A. M. Hagan by deed of Mrs. C. H. Hagan on August 11, 1903, and recorded in Book 288, page 230, in the Office of the Register's Office for said Davidson County, Tennessee, and

Being land in Nashville, Davidson County, Tennessee, lying on the easterly side of Fourth Avenue, South as now widened and constructed, described according to a survey made by James A. Hamilton, Jr. as follows:

BEGINNING at an iron pin on the easterly margin of Fourth Avenue, South, said point being 181.0' northerly, as measured along said easterly margin, from the centerline of Gray Street, formerly Cass Street, now closed and abandoned by Ordinance No. 081-497, said point being the northwesterly corner of the property conveyed to Sallie G. Stratham by deed recorded in Book 5036, page 133, Register's Office of said county;

Thence with the easterly margin of Fourth Avenue, South, N. 35 degrees 00' W. 45.4' to an angle in the easterly margin of said street and continuing with said easterly margin, N. 31 degrees 18' 30" W. 18.53' to a point, the southerly corner of a triangular parcel conveyed to Maggie Gertrude Scott by deed from A. M. Hagan, of record in Book 838, page 183, said Register's Office;

Thence with the easterly line of said Scott's parcel, N. 3 degrees 01' 40" E. 82.44' to a point in the southerly line of the property conveyed to Salley Harlow Stratham by deed of record in Book 4994, page 588, said Register's Office, said point being N. 58 degrees 41' 30" E. 46.5' from the easterly margin of Fourth Avenue, South;

Thence with Stratham's southerly line, N. 58 degrees 41' 30" E. 64.68' to the westerly line of the charter Right-of-way of the Seaboard System Railroad, formerly the L. & N. R.R., formerly the N. C. & St. L. Railway;

Thence with said Right-of-way, S. 53 degrees 51' 30" E. 132.07' to the northeasterly corner of said Stratham's lot as conveyed in Book 5036, page 133, supra;

Thence with said Stratham's northerly line S. 55 degrees 07' W. 159.22' to the point of the beginning.

Being the same property conveyed to R.M. Sanford and H.C. Young, Jr. by deed from J.R. and M., a partnership of record in Book 6392 Page 402 , Registers Office for Davidson County, Tennessee.

"EXHIBIT B"

DESCRIPTION

TRACT I: Fronting 60.0 feet on Fourth Avenue South - 105-7-462

LAND lying in Davidson County, Tennessee, on the easterly side of Fourth Avenue South, and being the southerly 60 feet of the property conveyed to H. B. Gray, Sr. by deed from R. L. Rains recorded in Book 236, page 8, said Register's Office and further described according to a survey by Wm. Robert Seigenthaler, Tennessee Licensed Surveyor No. 177, dated March 12, 1984 described as follows:

BEGINNING at an iron pin in the easterly margin of Fourth Avenue South, said point being N35°00'W 121.00 feet from the center line of fifty foot wide street, Gray Street, now closed by Metropolitan Nashville Ordinance No. 081-497, said beginning point is also the northwest corner of the property conveyed to J. O. Maddux by deed of record in Book 5476, page 862, said Register's Office; thence with the easterly margin of Fourth Avenue South, N35°00'W 60.0 feet to an iron pin being the northwest corner of the herein described property, and being the southwest corner of the 61.0 foot lot conveyed to Maggie Gertrude Scott and husband, J. W. Scott by Will of her father H. B. Gray, Sr. of record in Will Book 39, page 374, County Court Clerk's Office for said County; thence with the southerly line of 61.0 foot lot N55°07'E 159.22 feet to an iron pin being the northeast corner of the herein described property and being in the southerly margin of the right-of-way of the Seaboard System Railroad (formerly the Louisville & Nashville Railroad, and the Nashville Chattanooga & St. Louis Railroad); thence running with the southerly margin of said railroad right-of-way, parallel with and 100.00 feet southerly from the center line of the middle track, S53°51'30"E 63.45 feet to an iron pin being the southeast corner of the herein described property, and being in the northerly line of Tract III of the property conveyed to J. O. Maddux by deed from Walter G. Knestrick and wife, Anne Knestrick, of record in Book 5476, page 862, said Register's Office; thence with Maddux's north line S55°07'W 179.73 feet to the point of beginning, and containing 10,160 sq. ft. (or 0.233 acre)

TRACT II: Fronting 83.0 feet on Fourth Avenue South - 105-7-459

LAND lying in Davidson County, Tennessee, on the easterly margin of Fourth Avenue South and on the southwesterly margin of the Seaboard System Railroad (formerly the Louisville & Nashville Railroad, and the Nashville Chattanooga & St. Louis Railroad) right-of-way, and being described according to a survey by Wm. Robert Seigenthaler, Tennessee Licensed Surveyor Number 177, dated March 12, 1984, described as follows:

BEGINNING at an iron pin in the east margin of Fourth Avenue South (formerly Cherry Street), said beginning point being located N35°00'W 226.40 feet and N31°18'30" W 86.60 feet from the center line of a fifty foot wide street, Gray Street, now closed by Metropolitan Nashville City Ordinance Number 081-497, said beginning point being the northwest corner of a triangle of land conveyed by deed to J.R.&M. Company of record in Book 5952, page 205, said Register's Office; thence with said east margin of Fourth Avenue South N31°18'30"W 83.00 feet to an iron pin, the northwest corner of the herein described lot and the southwest corner of the property conveyed to H.C.Young, Jr. of record in Book 5247, page 401, said Register's Office and also conveyed to R. M. Sanford in Book 4479, page 881, said Register's Office; thence with the south line of Young and Sanford's property N58°41'30"E 76.72 feet to an iron pin, the northeast corner of the herein described property and being in the southerly margin of the right-of-way of the Seaboard System Railroad (formerly the Louisville & Nashville Railroad, and the Nashville Chattanooga & St. Louis Railroad); thence running parallel with and 100.0 feet south of the center line of the middle track of said railroad, S53°51'30"E 89.87 feet to an iron pin being the southeast corner of the hereinafter described property, and being in the south line of the property conveyed to H. B. Gray, Sr. from J. S. Robinson and Alice R. Robinson by deed of record in Book 139, page 401, said Register's Office, and being in the north line of the property conveyed to H. B. Gray, Sr. from R. L. Rains by deed of record in Book 236, page 8, said Register's Office; thence S58°41'30"W 111.18 feet to the point of beginning, and containing 7,795 sq. ft. (or 0.179 acre)

Both tracts being the same property conveyed to R.M. Sanford and H.C. Young, Jr. , as tenants in common, by deed from Sallie G. Statham and husband, Charles J. Statham, of record in Book 6254, Page 551. Registers Office for Davidson County, Tennessee.

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