mail

This instrument prepared by:
OWENS & HERRING
Suite 200
200 Fourth Avenue North
Nashville, TN 37219

2944 04/08/89 03CHECK 12.00

QUITCLAIM DEED

Address of New Owner:

Mayo & Shrum
501 Jefferson Street
Nashville, TN 37208

Send Tax Bills To:

Same

Map and Parcel No.(s):

82-13, 237, 04W 11315

20080

IDENTIFICATION REFERENCE

APR 8 3 59 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, HOWARD F. MAYO and GARDNER F. SHRUM, by these presents do hereby quitclaim and convey unto MAYO & SHRUM, a Tennessee general partnership, all their right, title and interest in and to the following described tracts of land located in Davidson County, Tennessee:

TRACT NO. 1: Being the westerly part of Lot No. 10 on the Map of George Shall's Subdivision of Lot No. 50 in Balch and Whitesides Addition, of record in Book "Y", page 117, of the Register's Office of Davidson County, Tennessee, and described as follows:

Beginning at an iron pin in the Southerly margin of Jefferson St., at a point 120 feet Westerly from the West margin of 5th Avenue North. Being the Northwesterly corner of the property conveyed to Lion Oil Co., by E. F. Alleyne by deed of record in Book 1341, page 77, Register's Office of Davidson County, Tennessee; thence with the Southerly margin of Jefferson Street S 73° 16' West, 56.7 feet to a concrete monument with an X-mark in brass cap (concrete monument); being the Easterly margin of a 12 foot alley (City No. 205); thence with the Easterly margin of said alley S 27° 47' East, 168.4 feet to a concrete monument; being the corner lot Nos. 9 and 10 of said plan, and a corner of the tract of land conveyed by Elkin Garfinkle to Harry Lightman by deed of record in Book 913, page 648, Register's Office of Davidson County; thence with said lot, lines 9 and 10, North 59° 18' East, 52.0 feet to a concrete monument; thence continuing with Lightman's property boundary North 26° 28' West, 55.0 feet to a concrete monument, being a corner of Lightman's and the Southwest corner of said tract of Lion Oil Co., of record in Book 1341, page 77, Register's Office of Davidson County, Tennessee; thence with said Lion Oil Co., line North 26° 04' West, 99.9 feet to the point of beginning.

See survey of Geo. W. Watkins, Surveyor, dated August 30, 1956.

TRACT NO. 2: Being part of Lot No. 10 on the Plan of George Shall's Subdivision of Lot Nos. 50 and 51 in Balch and Whiteside's Addition to Nashville, as of record in Book "Y", page 117, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the southerly margin of Jefferson Street at a point 60 feet west of the westerly margin of 5th Avenue North, said point being the northwest corner of the property conveyed to Apex Oil Corporation by deed from Benzol Oil Corporation of record in Book 840, page 493, said Register's Office; thence with said Apex Oil Corporation's westerly line southwardly 88 feet 2 inches, more or less, to the northerly line of the property conveyed to Harry Lightman by deed from Elkin Garfinkle, Trustee, of record in Book 913, page 648, said Register's Office; thence with said Lightman's northerly line westwardly 60 feet to his northwest corner; thence northwardly 100 feet, more or less, to the southerly margin of Jefferson Street; thence with said Street eastwardly 60 feet to the beginning.

TRACT NO. 3: Being 60 feet off the northeast portion of Lot No. 10 on the Plan of George Shall's Subdivision of Lot Nos. 50 and 51 in Balch and Whiteside's Addition to Nashville, as of record in Book "Y", page 117, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southwest corner of Jefferson Street and Fifth Avenue North, formerly Summer Street, and being the northeast corner of said Lot No. 10; running thence in a westerly direction with the south margin of Jefferson Street 60 feet to a mark in the sidewalk; running thence in a southerly direction parallel with Fifth Avenue North, 88.25 feet to a cut in the wall; thence at right angles 60 feet to the westerly margin of Fifth Avenue North, as indicated by a mark on the sidewalk; thence south 35° east 76 feet in a northerly direction to the point of beginning.

Said TRACT NO. 3 and the title thereto are subject to the following restrictions set out in the deed from B. Haiman and wife to Benzol Gas Corporation, dated July 19, 1927, of record in Book 777, page 348, said Register's Office:

"The Southerly 3 feet of the above described plot of ground is restricted for 99 years from the date hereof so that it may be used by the vendee or their assigns only as an open passage-way or alleyway, and likewise may be jointly used by the vendor or his assigns for said purpose. The restricted 3 feet as here referred to is meant to include and does include a plot of ground 3 feet by 60 feet at the extreme southern portion of the above-described tract, that is, the 3 feet commencing at the southerly line on Fifth Avenue North, and running thence back between right angles to the westerly boundary of this plot."

All of the above being the same property conveyed to Howard F. Mayo and G. F. Shrum (a/k/a Gardner F. Shrum) by Special Warranty Deed dated June 15, 1976, from Lion Oil Company of record in Book 5043, page 798, Register's Office for Davidson County, Tennessee.

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

WITNESS my hand this 6TH day of April, 1988.

Howard F. Mayo
HOWARD F. MAYO

Gardner F. Shrum
GARDNER F. SHRUM

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, D. JEFFERSON HERRING, a Notary Public in and for said County and State, HOWARD F. MAYO, 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 for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6TH day of April, 1988.

D. Jefferson Herring
NOTARY PUBLIC

My Commission Expires:

1-11-92

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, D. JEFFERSON HERRING, a Notary Public in and for said County and State, GARDNER F. SHRUM, 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 for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6TH day of April, 1988.

D. Jefferson Herring
NOTARY PUBLIC

My Commission Expires:

1-11-92

ETTIE A. MAYO and MAXINE S. SHRUM join in this conveyance for the purpose of relinquishing any rights which they may have, marital or otherwise, in the property.

Ettie A. Mayo
ETTIE A. MAYO

Maxine S. Shrum
MAXINE S. SHRUM

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, D. JEFFERSON HERRING, a Notary Public in and for said County and State, ETTIE A. MAYO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6TH day of April, 1988.

D. Jefferson Herring
NOTARY PUBLIC

My Commission Expires:

1-11-92

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, D. JEFFERSON HERRING, a Notary Public in and for said County and State, MAXINE S. SHRUM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6TH day of April, 1988.

D. Jefferson Herring
NOTARY PUBLIC

My Commission Expires:

1-11-92

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Gardner F. Shrum
AFFIANT

Subscribed and sworn to before me, this the 6TH day of April, 1988.

D. Jefferson Herring
NOTARY PUBLIC

My Commission Expires:
1-11-92

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE