THIS INSTRUMENT PREPARED BY:
John P. Long, Attorney
One Union Street
Nashville, TN 37201

SEND TAX BILLS TO:
John O. Catignani, Sr.
508 - 3rd Ave., North
Nashville, TN 37201

The Actual Value or Consideration whichever is greater, for this transfer is $ — 0 —.

John O. Catignani Jr., Affiant

SWORN TO AND SUBSCRIBED before me this 6th day of May, 1988.

John P. Long
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-21-92

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, in consideration of love and affection and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert Joseph Catignani, Andrew Britton O. Catignani, John Ogden Catignani, Jr., Daniel Francis Catignani and James Christopher Catignani, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John Ogden Catignani, Sr., hereinafter called Grantee, his heirs and assigns, any and all interest we have in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit: 12.00

(1) Land in Davidson County, Tennessee, being the westerly 25 feet of Lot No. 28 and the easterly 88 feet of Lot No. 29 of Block "A" on the Final Plat of the Walter Stokes Home Place, as of record in Book 974, Page 92, Register's Office for said County.

Said parts of lots Nos. 28 and 29 front together 113 feet on the southerly side of Lombardy Avenue and run back between parallel lines, 170 feet to a dead line.

Being the same property conveyed by deed to John O. Catignani on the 28th day of January, 1949, from Dan Leech and wife, Mabel F. Leech of record in Book 1681, Page 46, R. O. D. C.

This is improved property known as 1821 Lombardy Lane, Map & Parcel 117-7-34.

(2) Being part of Lot No. 20 on the Original Plan of Nashville, not of record being the Southerly part of Lot No. six (6) in said subdivision of Lot No. 20, a plan of which is of record in Minute Book "D", Chancery Court at Franklin, described as follows: Beginning on the Easterly margin of Third Avenue, North, formerly

College Street, the corner of Lots Nos. 6 and 7 being J. Silver's N. W. Corner, as now established; thence with the Easterly margin of said avenue Northerly 24-1/4 feet, more or less, to Isaac Y. Sobel's S. W. corner, as now established; thence with his Southerly line Easterly 112-1/3 feet, more or less, to the Westerly margin of an alley; thence with the Westerly margin of said alley southerly 24-1/4 feet, more or less, to said Silver's N. E. corner, as now established; thence with the Northerly line Westerly 118-1/2 feet, more or less, to the beginning.

Being the same property conveyed by deed to Delux Ice Cream Company, a partnership composed of A. B., George L., A. Joe and John O. Catignani on the 27th day of May, 1948, from A. B. Catignani and wife, Josephine O. Catignani, of record in Book 1784, Page 145, R. O. D. C., the said A. B. Catignani having since died, the daughters of A. B. Catignani, Mrs. Gloria Schoen and Mrs. Patricia Murry having conveyed all interest in said property to Joe Catignani, George L. Catignani, and John O. Catignani by unrecorded instruments dated August 31, 1950. The said A. Joseph Catignani having retired from said partnership and by unrecorded instrument dated September 19, 1956, having conveyed all right, title and interest to George L. Catignani and John O. Catignani. The interest of the said George L. Catignani, deceased, having been devised pursuant to the terms of his will recorded in Will Book 99, Page 298.

This is improved property known as 508 - 3rd Avenue, North, Map & Parcel 93-2-41.

(3) Beginning at a point in the west margin of 2nd Avenue North, at the southeast corner of the lot that was conveyed to National Baptist Publishing Board, by H. L. McNish, Trustee, as of record in Book 290, Page 173, Register's Office; thence along the south line of said publishing Board Land, westerly 137-1/3 feet to the easterly margin of an alley; thence with the margin of said alley, southerly 37-1/2 feet to a point; thence easterly 137-1/3 feet to the westerly margin of 2nd Avenue North; thence with this margin of the same, northerly 37-1/2 feet to the point of beginning.

Being the same property conveyed by deed on the 27th day of April, 1961, from Katherine Boyd Roach to Delux Ice Cream Company, a partnership composed of John O. Catignani and George L. Catignani and to their successors and assigns, recorded in Book 3221, Page 85, R. O. D. C. The interest of the said George L. Catignani, deceased, having been devised pursuant to the terms of his will of record in Will Book 99, Page 298, R. O. D. C.

This is unimproved property known as 515 - 2nd Avenue, North, Map & Parcel No. 93-2-46.

(4) Part of Lot No. 20 in the original plan of Nashville, Tenn. (Not of Record) beginning at the southeast corner of George B. Kinney's lot on the west side of Second Avenue, North, formerly North Market Street, and running thence South 30 feet on Second Avenue, North, formerly North Market Street, to the line of the Thompson and Miles property; thence West along the line of the last mentioned property to an alley; thence North along said alley to Kinney's line; thence East along Kinney's Line to the beginning.

Being the same property conveyed by deed to Delux Ice Cream Company, a partnership composed of A. B., George L., A. Joe and John O. Catignani on the 27th day of May, 1948, from Josephine O. Catignani of record in Book 1784, Page 143, R. O. D. C., the said A. B. Catignani having since died, the daughters of A. B. Catignani, Mrs. Gloria Schoen and Mrs. Patricia Murry having conveyed all interest in said property to Joe Catignani, George L. Catignani and John Catignani by unrecorded instrument dated August 31, 1950. The said A. Joseph Catignani having retired from said partnerhip and, by unrecorded instrument dated September 19, 1956, having conveyed all right, title and interest to George L. Catignani and John O. Catignani. The interest of the said George L. Catignani, deceased, having been devised pursuant to the terms of his will recorded in Will Book 99, Page 298.

This is improved property known as 509 - 2nd Avenue, North, Map & Parcel No. 93-2-48.

(5) Part of Lot 20 on the Original Plan of Nashville, not of record, described as follows:

Beginning on the Westerly margin of Second Avenue North, formerly Market Street, at the Northeast corner of said Lot; thence with the westerly margin of said avenue southerly 47-1/4 feet to the N. E. corner of a part of said lot, formerly owned by Geo. K. Whitworth; thence with the northerly line of said Whitworth lot Westerly 136-1/2 feet, more or less, to the easterly margin of an alley; thence with said alley northerly 47-1/4 feet, more or less, to the northerly line of said Lot No. 20; thence with said line Easterly 136-1/2 feet, more or less, to the beginning.

Being the same property conveyed by deed to Delux Ice Cream Company, a partnership composed of A. B., George L., A. Joe and John O. Catignani on October 11, 1943, from Joseph DeMatteo, of record in Book 1224, Page 426, R. O. D. C., the said A. B. Catignani having since died, the daughters of A. B. Catignani, Mrs. Gloria Schoen and Mrs. Patricia Murry having conveyed all interest in said property to Joe Catignani, George L. Catignani, and John Catignani by recorded instruments dated August 31, 1950. The said A. Joseph Catignani having retired from said partnership and by unrecorded instrument dated September 19, 1956, having conveyed all right, title and interest to George L. Catignani and John O. Catignani. The interest of the said George L. Catignani, deceased, having been devised pursuant to the terms of his will recorded in Will Book 99, Page 298.

This is improved property known as 511 - 2nd Avenue, North, Map & Parcel No. 93-2-47.

(6) Lot No. 1 on the plan of Ellis and Moore's Subdivision of Lot No. 2 of the first plan of Davidson Academy Lots, as of record in Minute Book "L", Page 358, Chancery Court at Nashville.

Said Lot No. 1 fronts 22 feet on the Westerly side of 2nd Avenue South, formerly Market Street and runs back between parallel lines 111 feet, more or less, to a point halfway to 3rd Avenue South, formerly College Street, said point being the rear line of Lot No. 6 on said plan.

Being the same property conveyed by deed to Delux Ice Cream Company, a partnership composed of A. B., George L., A. Joe and John O. Catignani on the July 31, 1944, from Lee W. Lance and wife, Sophia Lance, of record in Book 1283, Page 392, R. O. D. C., the said A. B. Catignani having since died, the daughters of A. B. Catignani, Mrs. Gloria Schoen and Mrs. Patricia Murry having conveyed all interest in said property to Joe Catignani, George L. Catignani, and John Catignani by unrecorded instruments dated August 31, 1950. The said A. Joseph Catignani having retired from said partnership and by unrecorded instrument dated September 19, 1956, having conveyed all right, title and interest to George L. Catignani and John O. Catignani. The interest of the said George L. Catignani, deceased, having been devised pursuant to the terms of his will recorded in Will Book 99, Page 298.

This is improved property known as 129 Second Avenue, South, Map & Parcel 936-4-52.

Being the same property conveyed by Quitclaim Deed to Robert Joseph Catignani, Andrew Britton Catignani, John Ogden Catignani, Jr. Daniel Francis Catignani and James Christopher Catignani on the 31st day of December, 1987, from John O. Catignani of record in Book 7443, Page 295; Book 7443, Page 291; Book 7443, Page 293; Book 7443, Page 297; Book 7443, Page 287 and Book 7443, Page 289, R. O. D. C.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS, this the 6 day of May, 1988.

Robert J. Catignani
Andrew B. Catignani
John Ogden Catignani
Daniel F. Catignani
James C. Catignani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of May, 1988, before me personally appeared Robert Joseph Catignani, Andrew Britton O. Catignani, John Ogden Catignani, Jr., Daniel Francis Catignani and James Christopher Catignani, to me known to be the persons who executed the foregoing instrument and acknowledged or proved to me upon the basis of satisfactory evidence that they executed the same as their free act and deed for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of May, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-11-91

RECEIVED FOR RECORD AND RECORDED IN OFFICE MAY 6 3:50 PM 1988 ALEX WILLIAMSON REGISTER DAVIDSON COUNTY, TENN. CERTIFY THIS INSTRUMENT TO BE FILED FOR RECORD AND RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. 28371