ADDRESS OF NEW OWNER(S) AS FOLLOWS:
Howard Sims
2325 Pennington Bend Road
Nashville, Tennessee 37214

BOOK 7579 PAGE 289

SEND TAX BILLS TO:
Howard Sims
2325 Pennington Bend Road
Nashville, Tennessee 37214

MAP-PARCEL NUMBER
93-15 357,358,359
364,365

This Instrument Prepared By:
JAMES E. KIRBY
Attorney at Law
404 Welshwood Drive
Suite 200
Nashville, Tennessee 37211

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JUN 21 3 08 PM '88

IDENTIFICATION REFERENCE

42343

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$ -0-.

James E. Kirby
AFFIANT

Subscribed and Sworn to before me, this the 21st day of June, 1988.

B. Edwards-Dep. Reg.
~~NOTARY PUBLIC~~

~~My Commission~~ Expires:

8152 06/21 0101 03CHECK 12.00

QUITCLAIM DEED

Pursuant to a Decree of Divorce and Marital Dissolution Agreement (and no monetary consideration) and for the express purpose of creating an estate in fee simple, I Billie Sims, by these presents do hereby quitclaim and convey unto Howard Sims and his heirs, successors, and assigns, the following described tract or parcels of land which is situated, lying and being in the County of Davidson, Tennessee, and described as follows, to wit:

TRACT 1: Land in Davidson County, Tennessee, being described as follows:

Beginning at a corner of concrete step in the easterly margin of First Avenue, South 4½ feet west of corner of Kleiser's Pharmacy, and running thence with the easterly margin of First Avenue, South N 30 degrees 40' West 35.7 feet to the beginning of a curve; thence with curve of 11 foot radius and central angle of 140 23' a distrance of 26.94 feet to point of tangent in south line of Lafayette Street as widened; thence with south line of Lafayette Street as widened

S 70 degree, 17' East 32 feet to west margin of Concrete walk; thence with west margin of concrete walk alongside Kleiser's Pharmacy, South 35 degrees 09' West 43.5 feet to beginning.

Being the same property conveyed to Howard Sims and wife, Billie Sims by deed from Morris Speer and Wife, Doris Speer, et al of record in Book 6764, page 424, said Register's Office.

TRACT II: Land in Davidson County, Tennessee, being part of Lot No. 4 on the Map of the Enoch Fly property, as of record in Minute Book "K", page 76, County Court Clerk's Office for said County, described as follows:

Beginning on the easterly margin of First Avenue South, formerly Maple Street, at the southwest corner of a part of said lot formerly owned by Joseph G. Branch, being 38 feet northerly from the corner of lots Nos. 4 and 5 on said Plan; thence with the easterly margin of said Avenue, northerly 33 feet 2 inches to the southwest corner of a part of said lot formerly owned by Rosa Schatten; thence with her southeasterly line, northeasterly 41 feet, more or less, to a point in the southern margin of Lafayette Street, as widened and established in a condemnation suit by the City of Nashville by decree of record in Minute Book 36, page 218, of the Third Circuit Court for said County; thence with said margin of Lafayette Street in an easterly direction 29 feet more or less, to the northwesterly line of said Branch lot; thence with the westerly line of said lot, southwesterly to the beginning.

Being the same property conveyed to Howard Sims and Wife, Billie Sims by deed from Morris Speer and Wife, Doris Speer, et al of record in Book 6764, page 424, said Register's Office.

TRACT III: Land in Davidson County, Tennessee, being a part of Lot No. 4 on the Map of the Enoch Fly Estate properties, of record in Minute Book "K", page 76, of the County Court for said County, and described according to a survey made by George W. Watkins, surveyor, June 11, 1949, as follows:

Beginning at a point in the southerly margin of Lafayette Street as widened and established in a condemnation suit by the City of Nashville, by decree of record in Minute Book 36, Page 244, of the Third Division of the Circuit Court, in the original line between lots Nos. 4 and 5 on said plan, thence with the margin of Lafayette Street, westerly 44.5 feet, more or less, to a point, thence southerly 63 feet, more or less to a point in the northwesterly margin of Maple Street, now First Avenue South, thence with the margin of same, southeasterly 38 feet to a point in the line between lots 4 and 5; thence with said line, easterly 49½ feet, more or less, to a point at a turn in said line and continuing with said line north 47.4 feet more or less, to the point of beginning.

Being the same property conveyed to Howard Sims and Wife, Billie Sims by deed from Morris Speer and Wife, Doris Speer, et al of record in Book 6764, page 424, said Register's Office.

TRACT IV: PARCEL A.: Land in Davidson County, Tennessee, being part of Lots No. 5 and 6 on the Plan of the Subdivision of Enoch Fly property of record in Minute Book "K", page 76, County Court for said County and described according to a copy of a survey made by Hal R. Swann, Jr. surveyor dated September 19, 1964, as follows:

Beginning at an iron pin in the southwesterly present margin of Murfreesboro Road (Lafayette Street) and an alley; thence along the northwesterly margin of said alley southwesterly 202.9 feet to an iron pin at the intersection of easterly line of first Avenue South; thence with the margin of said Avenue northwesterly 58 feet to a railroad spike at the common corner of Lots Nos. 5 and 6; thence with the line between said lots northeasterly 87.1 feet to

an iron pin which iron pin is 54.2 feet southerly from the margin of Murfreesboro Road or Lafayette Street as measured at right angles thereto; thence northwesterly 30 feet to an iron pin thence northeast 51 feet to an iron pin in the southwesterly margin of Murfreesboro Road or Lafayette Street; thence with said margin southesasterly 145 feet to the point of beginning.

Being the same property conveyed to Howard Sims and wife, Billie Sims by deed from Morris Speer and Wife, Doris Speer, et al of record in Book 6764, page 424, of said Register's Office.

PARCEL B: Land in Davidson County, Tennessee, being part of Lot No. 5 on the plan of the subdivision of the Enoch Fly property of record in Minute Book "K", page 76, County Court for said County, and described according to a copy of a survey made by Hal R. Swann Jur., Surveyor, dated December 19, 1964, as follows:

Beginning at a point in the easterly margin of First Avenue South at an iron spike located 58 feet northwesterly from the intersection of a 16 foot alley; thence with said Avenue in a northwesterly direction 55.7 feet to an iron pin; thence easterly 49.5 feet to an iron pin which is 47.4 feet from the southwesterly margin of Lafayette Street (of Murfreesboro Road), thence southeasterly 65.7 feet to an iron pin; thence southwesterly 87.1 feet to the point of beginning.

Being the same property conveyed to Howard Sims and Wife, Billie Sims by deed from Morris Speer and Wife, Doris Speer, et al of record in Book 6764, page 424, of said Register's Office.

TRACT V: Land in Davidson County, Tennessee, being a part of Lot No. 5 on the Plan of the subdivision of the Enoch Fly property as of record in Minute Book "K", page 76, County Clerk for Davidson County, Tennessee and more particularly described according to a survey by Hal R. Swann, Surveyor, dated September 19, 1964, as follows:

Beginning at an iron pin in the southwesterly margin of Lafayette Street; said point being 145.0 feet from the northwesterly intersection of Lafayette Street and a 16 foot alley; thence southwesterly 51.0 feet to an iron pin; thence northwesterly 35.7 feet to a point; thence northeasterly 47.4 feet to a point in the southwesterly margin of Lafayette Street; thence southeasterly, in said margin 40.6 feet to the point of beginning.

Being the same property conveyed to Howard Sims and wife, Billie Sims by deed from Morris Speer and Wife, Doris Speer, et al of record in Book 6764, page 424, of said Register's Office.

This is improved property known as 55 Lafayette Street, Nashville, Tennessee 37210

And now I, Billie Sims for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Howard Sims, his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, the said

property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

Witness I, Billie Sims, my hand this 5th day of May, 1988.

Billie Sims
BILLIE SIMS

BOOK 7579 PAGE 292

STATE OF Texas
COUNTY OF Hamilton

Personally appeared before me, Billie Sims, a Notary Public in and for said County and State, the within named, Billie Sims, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Chattanooga, Tenn. this 5th day of May 1988.

Earl Edwards
NOTARY PUBLIC

My Commission Expires: March, 91