BOOK 7681 679

THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
WHITE & REASOR
3305 WEST END AVENUE
NASHVILLE, TENNESSEE 37203

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL:
Walter L. Timmons, Jr. 900 Division Street Nashville, TN 37203	SAME	Map: 93-14 Parcel: 572 FB#: 8W-07390

FOR NO MONETARY CONSIDERATION, but in accordance with an agreement between the parties of even date herewith, 900 DIVISION VENTURE, a Tennessee general partnership composed of Walter L. Timmons, Jr. and Terrence L. Cobb, hereinafter referred to as "Grantor," has bargained and sold, and does hereby transfer and convey unto WALTER L. TIMMONS, JR., hereinafter referred to as "Grantee," his heirs and assigns forever, all of Grantor's right, title, and interest in and to certain real property in the State of Tennessee, County of Davidson, more particularly described in Exhibit "A," which is attached hereto and incorporated herein by reference.

This is improved real property known as 900 Division Street, Nashville, Tennessee 37203.

This property is conveyed subject to taxes, restrictions, and encumbrances as may affect the same, whether of record or not, including, but not limited to 1988 Metropolitan Nashville and Davidson County real property taxes, a lien, but not presently due and payable, which have not been prorated between the parties, but have been assumed by Grantee, all indebtednesses of Grantor secured by deeds of trust and financing statements on the property, restrictive covenants contained in instruments of record in Book 4220, Page 723, and Book 4736, Page 57, Register's Office for Davidson County, Tennessee, setback lines, easements and limitations shown on the plat of record in Book 4595, Page 156, said Register's Office, and easements for public utilities of record in Book 4659, Page 7, said Register's Office.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed as of the 18th day of October, 1988.

900 DIVISION VENTURE, a Tennessee general partnership

BY: _____
Walter L. Timmons, Jr.,
General Partner

BY: _____
Terrence L. Cobb,
General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $0.00.

_____
AFFIANT

SUBSCRIBED and sworn to before me this 18th day of October, 1988.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-13-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, CHARLES B. ROBSON, JR., _____, a Notary Public for the State and County aforesaid, Walter L. Timmons, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 18th day of October, 1988.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-13-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Charles B. Robertson, Jr., a Notary Public for the State and County aforesaid, Terrence L. Cobb, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 18th day of October, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-13-90

EXHIBIT "A"

LEGAL DESCRIPTION

BEING Lot No. 1 on the Plan of Section Sixty-Eight, Edgehill Estates, of record in Book 4595, Page 156, Register's Office for Davidson County, Tennessee.

BEGINNING at an iron pin in the northwesterly margin of 9th Avenue South, as relocated; thence with the margin of said Avenue around a curve to the right with a radius of 325 feet, a distance of 120 feet to a concrete monument at the beginning of a curve; thence around said curve to the right with a radius of 25 feet, a distance of 39.48 feet to an iron pin in the northeast margin of Division Street; thence with the margin of said street, North 49° 28' 15" West, 95 feet to a concrete monument at the beginning of a curve; thence around said curve to the right, with a radius of 20 feet, a distance of 31.42 feet to a concrete monument in the southeasterly margin of Alley 231; thence with the margin of said alley, North 40° 31' 45" East, 2.5 feet to an iron pin at the beginning of a curve; thence around said curve to the left and with the margin of said alley, Northerly 69.87 feet to an iron pin; thence leaving said alley, South 71° 06' 34" East, 140 feet to the point of beginning.

BEING the same property conveyed to 900 Division Venture by a deed from James V. Hunt and wife, Sally B. Hunt, as of record in Book 6567, Page 408, Register's Office for Davidson County, Tennessee.

7.7.5.7.5.

IDENTIFICATION REFERENCE

Oct 19 2 59 PM '00

FELIX Z WILSON III REGISTER
DAVIDSON COUNTY TN

8552 10/19 0101 03CHECK 12.00