THIS INSTRUMENT PREPARED BY:
Heiskell, Donelson, Bearman,
Adams, Williams, & Kirsch
Attorneys at Law
Twentieth Floor
First American Center
Nashville, TN 37238

| | | |
|---|---|---|
| **FROM:** | Edd T. Lancaster and wife, Nancy D. Lancaster | ("Grantors") |
| **TO:** | Everbrite Electric Signs, Inc. | ("Grantee") |
| **PROPERTY ADDRESS:** | 405 Hyde Park<br>Nashville, Tennessee 37215 | |
| **SEND TAX BILLS TO:** | Everbrite Electric Signs, Inc.<br>P. O. Box 20020<br>Greenfield, Wisconsin 53220 | |
| **MAP & PARCEL NUMBER:** | 117-13, Group B - Parcel 12 | |

FILED & RECORDED
DAVIDSON COUNTY, TN
MAR 9 2 19 PM '89

IDENTIFICATION REFERENCE

15170

**QUITCLAIM DEED**

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, we, Edd T. Lancaster and wife, Nancy D. Lancaster, by these presents do hereby quitclaim and convey unto Everbrite Electric Signs, Inc., a Wisconsin corporation, its successors and assigns, our entire undivided interest in and to the following described tract of land in Davidson County, State of Tennessee, as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 405 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, Pages 419-421, amended in Book 6653, Page 118, in Book 6771, Page 683, and in Book 6800, Page 164, Register's Office for said county, to which plan reference is here made for a more complete description.

BEING the same property conveyed to Edd T. Lancaster and wife, Nancy D. Lancaster by Warranty Deed from Gary W. Fox d/b/a Realty Group, of record in Book 7225, Page 931, said Register's Office.

This conveyance is made subject to: (1) 1989 taxes, which have been prorated and assumed by the Grantee; (2) restrictions of record in Book 6537, Page 303; (3) reciprocal easements of record in Book 6478, Page 177 and amended in Book 6530, Page 242; (4) Charter of record in Book 6548, Page 213; and (5) all matters appearing on the plan of record in Plat Book 6250, Pages 419-421, amended in Book 6653, Page 118, and in Book 6771, Page 683, said Register's Office.

This is improved property known as 405 Hyde Park, Nashville, Tennessee.

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

WITNESS our hands on this the 23rd day of February, 1989.

Edd T. Lancaster
EDD T. LANCASTER

Nancy D. Lancaster
NANCY D. LANCASTER

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Ruth Anne Carruthers, the undersigned, a Notary Public in and for said county and state, the within named Edd T. Lancaster and wife, Nancy D. Lancaster, the bargainors, with whom I am personally acquainted or who 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 23rd day of February, 1989.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 3-11-91

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Edd T. Lancaster
AFFIANT

Subscribed and sworn to before me this the 23rd day of February, 1989.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 3-11-91

RUTH ANNE CARRUTHERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

4244 03/09 0101 03CHECK 6.00