This Instrument Prepared By:

I. C. Waddey, Jr.
Taylor, Schlater, Lassiter, Tidwell
& Trenthem
215 Second Avenue, North
Nashville, TN 37219
(615) 259-9344

Jun 26 11 10 AM '89

TENN. REGISTER'S OFFICE

44092

**QUITCLAIM DEED**

| Address of New Owner: | Send Tax Bills To: | Map Parcel #: |
|---|---|---|
| Charles A. Ritzen<br>631 Second Avenue South<br>Nashville, TN 37210 | Same | Davidson Cty.<br>Map 93-11<br>Parcel #157 &<br>#246 |

Mail

8599 06/26 0101 03CHECK 6.00

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, R. G. 1984 ASSOCIATES, LTD. (CHARLES A. RITZEN et al) by these presents do hereby quitclaim and convey unto CHARLES A RITZEN, Individually, his successors and assigns, all of our right, title and interest in and to the following described tract of land:

Tract I: Being part of Lot No. 5 in Campbell's Addition to South Nashville, as of record in Book U, pages 682 and 683, Register's Office for said County, according to a survey made by Norris H. Hickerson, Surveyor, October 4, 1952.

Said part of Lot No. 5 fronts 45 feet on the westerly side of Second Avenue, South and runs back between lines with the southerly margin of Elm Street, 143.5 feet to an alley, measuring _____ feet thereon.

Tract II: Being the northerly 29 feet of Lot No. 6 on the Campbell's South Nashville Plan of Lots, as of record in Book U, pages 682 and 683, Register's Office for said County.

Said part of Lot No. 6 fronts 20 feet on the westerly side of Second Avenue South and runs back between parallel lines 143 1/2 feet to an alley.

Being part of the property conveyed to R. G. 1984 Associates, Ltd. by deed from KMA, Inc., of record in Book 6275, page 288, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $1.00. subscribed and sworn to before me, this 3rd day of January.

Affiant

Notary Public

My Commission Expires: 1-[illegible]

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

Witness my hand this 3rd day of JANUARY, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named, Charles A. Ritzen, the Bargainor(s) 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 3rd day of JANUARY, 1989.

Notary Public

My Commission Expires:

1-11-92