Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Victoria B. Jackson 3720 West End Avenue Nashville, TN 37219	Map 82-12 Parcels 307, 308, 309, 311	Victoria B. Jackson 3720 West End Avenue Nashville, TN 37219

This instrument prepared by: Boult, Cummings, Conners & Berry (JBH)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, JAMES F. NEAL, an unmarried individual residing in the state of Tennessee ("Grantor"), by these presents hereby sells, assigns, and quitclaims to Victoria B. Jackson (the "Grantee"), Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 927 Woodland Street and 928 Main Street, Nashville, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 20TH day of DECEMBER, 1989.

James F. Neal

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, JOANNE M. COLE, Notary Public, JAMES F. NEAL, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20TH day of DECEMBER, 1989.

Joanne Miller Cole
Notary Public

My Commission Expires: MARCH 11, 1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 21st day of December 1989.

Notary Public
My Commission Expires: 5-13-92

wp:JBHQCDVJ

EXHIBIT A

Land located in Davidson County, Tennessee, described as follows, to wit:

THE MAIN STREET TRACTS

Tract No. 1:

Being lots 1, 2 and 3 on the Resubdivision of Lots 2, 3, 4, 5, 6, 7 and Part of 8, Paynes Addition, Edgefield, of record in Book 5210, page 69, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James F. Neal and wife, Victoria B. Jackson-Neal by deed from Diesel Sales and Service Company, Inc., of record in Book 6888, page 189, Register's Office for Davidson County, Tennessee.

There is included in the foregoing description but excluded from this conveyance the following described property conveyed to Frank A. Varallo and wife, Eva R. Varallo, and Marie V. Zanini by H.O. Balls by deed of record in Book 5245, page 757, said Register's Office, fronting 10 feet more or less on the south margin of Main Street; and a small parcel conveyed by H.O. Balls to Nashville Housing Authority by deed of record in Book 3949, page 198, said Register's Office.

Tract No. 2:

A parcel of land in the 1st Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the north margin of City Alley #258, said point being approximately 100 feet more or less from the east margin of McFerrin Avenue and North 65 deg. 04' East, 120 feet, South 35 deg. 59' East, 162.49 feet from the intersection of the east margin of McFerrin Avenue with the south margin of Main Street; thence South 65 deg. 05' West 20.0 feet with said north margin of City Alley #258 to a point; thence North 25 deg. 21' West, 106.36 feet to a point; thence South 35 deg. 59' East, 108.38 feet to the point of beginning, containing 1,064 square feet more or less.

THE WOODLAND STREET TRACTS

TRACT 1:

Being part of Lot Nos. 12 and 13 on the Map of Greenwood Payne's Addition to Edgefield, now East Nashville as of record in Book 21, page 70, Register's Office for said County, and described according to a survey made by H.B. Fowlkes, Surveyor, May 1945, as follows:

Beginning at a stake at the northeast corner of McFerrin Avenue and Woodland Street; thence in a northwesterly direction along the easterly margin of McFerrin Avenue 79 feet to a stake; thence in an easterly direction 98.5 feet to a stake in the westerly line of the property conveyed to Charles M. Stevens and wife, in Book 1324, page 28, said Register's Office; thence along said Stevens line in a southerly direction 79.5 feet to a point in the northerly margin of Woodland Street; thence in a westerly direction along

the northerly margin of Woodland Street 81.5 feet to the beginning.

TRACT 2:

Beginning on the northerly margin of Woodland Street at the southeast corner of the property conveyed to Mrs. Carl Eva Gardner Holt by deed from D.E. Mallernee, Jr. and wife, of record in Book 1341, page 147, said Register's Office, being 81.5 feet, more or less, east of the westerly margin of McFerrin Avenue; thence with said Holt's easterly line northwardly 79.5 feet to her northeast corner, continuing in the same direction 14.63 feet, in all, 94.13 feet to the southwest corner of the property conveyed to William Dancer and wife, by deed from D.E. Mallernee, Jr. and wife, of record in Book 1316, page 456, said Register's Office; thence with said Dancer's southerly line eastwardly 41.75 feet to the line between Lots 11 and 12; thence with said line southwardly 97 feet to the northerly margin of Woodland Street; thence with said street westwardly 50 feet, more or less, to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is the property conveyed to Rufus M. Webb and wife, of record in Book 4772, page 605, said Register's Office, as follows:

Beginning at an iron pin in the line between Lot Nos. 11 and 12 on said Plan, said point being North 41 deg. 00' west 82.55 feet from Woodland Street; thence along the line between said Lots north 41 deg. 00' west 15.45 feet to a point; thence south 61 deg. 00' west 41.75 feet to a point; thence south 38 deg. east 14.63 feet to a point; thence north 57 deg. 23' east 45.2 feet to the point of beginning.

TRACT 3:

Being part of Lot No. 11 on the Plan of Paynes Addition to Edgefield as of record in Book 21, page 70, said Register's Office, described according to a survey dated October 9, 1972, by Ralph W.C. Lambert, Surveyor, as follows:

Beginning at an iron pin in the northerly margin of Woodland Street, the common corner of Lots 11 and 12 on said plan; thence with the line between said lots, north 41 deg. 00' west 82.55 feet to an iron pin; thence north 57 deg. 23' east 15.1 feet to an iron pin; thence south 29 deg. 07' east 80.5 feet to the point of beginning.

There is also conveyed herein an easement; being 32 feet wide for ingress and egress, extending from the northerly line of the above described parcel to city alley No. 258 as shown on said plan, a distance of 84 feet, more or less as measured along the easterly line of the said Webb property.

All of the above property is the same property conveyed to James F. Neal and wife, Victoria B. Jackson-Neal, from Diesel Sales and Service Company, Inc., by deed of record in Book 6888, page 189, in the Register's Office of Davidson County, Tennessee.

The conveyance of the Property herein is intended to include the following described property conveyed to the Grantor by deed of record in Book 6888, page 189, Register's Office for Davidson County, Tennessee:

Land located in Davidson County, Tennessee, described as follows, to-wit:

THE MAIN STREET TRACTS

Tract No. 1:

Being Lots 4, 5, 6, 7 and part of Lot 8 on the Plan of Payne's Addition to Edgefield (now East Nashville) as of record in Book 21, page 70, said Register's Office, fronting 233 feet, more or less, on the southerly margin of Main Street; showing 196 feet, more or less, on the northerly margin of an alley; and showing 162.49 feet, more or less, on the westerly margin of the property herein described and 160 feet, more or less, on the easterly margin of the property herein described; being the same property described in the following deeds to H.O. Balls:

(1) Deed from Nashville Housing Authority of record in Book 4026, page 207, said Register's Office.
(2) Deed from Polly Hardison of record in Book 4044, page 344, said Register's Office; and
(3) Deed from John Alden Rodgers, Trustee of record in Book 4262, page 528, said Register's Office.

There is included in the foregoing description but excluded from this conveyance the following described property conveyed to Frank A. Varallo and wife, Eva R. Varallo, and Marie V. Zanini by H.O. Balls by deed of record in Book 5245, page 757, said Register's Office, fronting 10 feet more or less on the south margin of Main Street; and a small parcel conveyed by H.O. Balls to Nashville Housing Authority by deed of record in Book 3949, page 198, said Register's Office.

Tract No. 2:

A parcel of land in the 1st Civil District of Davidson County, Tennessee, and being more particularly described as follows:

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WP: JBHLEGLVJ

9148.1.

IDENTIFICATION REFERENCE

Dec 22 3 37 PM '88

DAVIDSON COUNTY, TN