Box 38

This instrument prepared by:
Hugh C. Howser, Jr.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

BOOK 8016 PAGE 855

QUITCLAIM DEED

Address New Owner(s): Send Tax Bills To: Map/Parcel No.
Blap Properties, New Owners 71-6-81
Suite 104 13DA 12420
City Square Shopping Center
Hendersonville, TN 37075

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, STANLEY D. LINDSEY (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto CHARLES GREGORY SMITH all of his one-half interest in the following described property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 3 on the Plan of the Resubdivision of the C. E. Riat property as of record in Book 5210, page 269, Register's Office for said County, to which said plan reference is hereby made for a complete legal description, subject to an easement for ingress and egress for the use and benefit of the Owners of Lot No. 2 on said plan over a portion of said Lot No. 3 which said easement is more particularly described as follows: to-wit:

Beginning at a concrete monument in the southerly margin of West Trinity Lane at the Northeast corner of said Lot No. 3; thence with the east line of Lot No. 3, South 13° 29' 23" West 173 feet ± to a point; thence with a line 10 feet south of the rear lines of Lots No. 2 and the north lines of Lot No. 3 the following calls and distances: South 72° 26' 33" West 37 feet ±; North 83° 18' 46" West 30 feet ±; North 74° 54' 25" West 30 feet ± to a point in the easterly margin of a "curb" as shown on said plan; thence with said margin of said curb, northwardly 10 feet to a point in the dividing line between said Lots Nos. 2 and 3; thence with said dividing line, the following calls and distances; South 74° 54' 25" East 30 feet ±; South 83° 18' 46" East 28.23 feet; North 72° 26' 33" East 39.07 feet to a point at the southeast corner of Lot No. 2; thence continuing with the dividing line between said lots, North 10° 37' 02" East 160.27 feet to a point in the southerly margin of West Trinity Lane at the common front corners of

said Lots 2 and 3; thence with said margin of said Lane, South 79° 44' 32" East 30.82 feet to the point of beginning.

Being part of the same property conveyed to Charles Gregory Smith, Jr., unmarried, by deed from Clifton Edward Riat and wife, Mary E. Riat, of record in Book 5755, page 305, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 5896, page 64, said Register's Office Charles Gregory Smith conveyed a one-half interest to Stanley D. Lindsey.

Also conveyed to Grantee is a perpetual easement for egress and ingress over the westerly part of Lot No. 2 from the southerly margin of West Trinity Lane to the northerly margin of Lot No. 3 over that portion of Lot No. 2 shown as "ASPHALT PARKING" on said Plan and the right to place a sign at the northeast corner of Lot No. 1 on said plan. The size of the sign to be determined by applicable zoning restrictions.

This is improved property known as 340 West Trinity Lane, Nashville, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of December, 1989.

Stan Lindsey
STANLEY D. LINDSEY

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Stanley D. Lindsey, the bargainor, 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 5th day of December, 19 89.

Deborah Winters
Notary Public

My Commission Expires: 09/26/92

DEBORAH WINTERS NOTARY PUBLIC TENN.

STATE OF Tennessee)
)
COUNTY OF Davidson)

10.00 The actual consideration for this transfer of property is [redacted] and no other monetary consideration.

Sworn to and subscribed before me
this 5th day of December, 1989.

Deborah Winters
Notary Public

My Commission Expires: ~~09/26/89~~ 9/26/92

DEBORAH WINTERS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

93291

IDENTIFICATION REFERENCE

JAN 2 3 35 PM '90

DAVIDSON COUNTY, TN

9.00 XCHECK 1001 02/02/90 12:24 PM

S:MJP1114891.WP