Box 31

This Instrument Was Prepared By:

Harwell Martin & Stegall
172 Second Avenue North
Nashville, Tennessee 37219

BOOK 8022 PAGE 513

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Roger G. Grooms, Jr. 650 Second Avenue South Nashville, TN 37201	Same	Map 93-10, Parcel 381

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and no other consideration, I, Deborah W. Grooms, by these presents hereby quitclaim and convey unto Roger G. Grooms, Jr., and his successors and assigns, the following described tract or parcel of land, to wit:

A tract or parcel of land located in Nashville, Davidson County, Tennessee, formerly described as seven tracts or parcels of land (including Lots Number 38 and 39 on the plan of Barrow Grove Lots, as of record in Book "S", Pages 279, 319, 612 and 679 of the Register's Office for Davidson County, Tennessee; Lot Number 1 in the subdivision of the Andrew Gennette Property of South Cherry Street, now Fourth Avenue South; and certain adjoining property); which tract or parcel of land is described as a whole according to a survey by Barry Greer & Associates, dated September 7, 1978, as follows:

BEGINNING at an iron pin in the intersection of the southerly right-of-way line of Lea Avenue and the westerly right-of-way line of Fourth Avenue South; thence, with the westerly right-of-way line of Fourth Avenue South, South 24°45'00" East 328.12 feet to an iron pin; thence, leaving said westerly right-of-way line of Fourth Avenue South, South 65°15'35" West 165.00 feet to an iron pin set in the easterly line of City Alley Number 146; thence, with the said easterly line of City Alley Number 146, North 24°38'40" West 316.37 feet to a railroad spike set in the southerly right-of-way line of Lea Avenue; thence, with said southerly right-of-way line of Lea Avenue, North 61°10'15" East 164.84 feet to the point of beginning; containing 1.22 acres more or less.

BEING the same property conveyed by deed to Roger Gerald Grooms, Jr., from David W. Talley, Trustee, of record in Book 6798, Page 821, of the Register's Office for Davidson County, Tennessee.

This is improved property, known as 611 Fourth Avenue South, Nashville, Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand on this the 3 day of January, 1990.

Deborah W. Grooms

95129

INSTRUMENT #FFERENCE
Jan 3 3 05 PM '90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Nancy Speer, a Notary Public of said county, Deborah W. Grooms, the within named bargainor, with whom I am personally acquainted, (or who was proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of January, 1990.

Nancy Speer
NOTARY PUBLIC

My Commission Expires:

[illegible]

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Roger W. Grooms, Jr.
AFFIANT

Subscribed and sworn to before me this 5th day of January, 1990.

Jane P. Caplena
NOTARY PUBLIC

My Commission Expires:

July 10, 1990

GAC/d1