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

RUSH

FILED & RECORDED
DAVIDSON COUNTY, TN

Jul 12 2 40 PM '90

REGISTER OF DEEDS

40656

QUITCLAIM DEED

BOOK 8151 PAGE 273

Address New Owner(s): Virginia Abernethy
6501 Grayson Court
Nashville, TN 37205

Send Tax Bills To: New Owners

Map/Parcel No. 71-6-81

9448 07/12 0101 01CASH 6.00
13DA 12420

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, Charles Gregory Smith (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Virginia Abernethy all of his 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. By Quitclaim Deed of record in Book 8016, page 855, said Register's Office, Stanley D. Lindsey conveyed a one-half interest to Charles Gregory Smith.

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.

BOOK 8151 PAGE 274

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 WHEREOFF, Grantor has executed this instrument on this 12 day of July, 1990.

Charles Gregory Smith

Charles Gregory Smith

STATE OF Tennessee)
)
COUNTY OF Sumner)

Personally appeared before me the undersigned Notary Public, in and for the said county and state, the within named Charles Gregory Smith, 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 Hendersonville, Tennessee, this 12 day of July, 1990.

JACQUELINE R. LINDSEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

~~Notary Public~~ Jacqueline R Lindsey

My Commission Expires: March 5, 1994

STATE OF Tennessee)
)
COUNTY OF Sumner)

The actual consideration for this transfer of property is $10.00 and no other monetary consideration.

Charles Gregory Smith

Sworn to and subscribed before me this 12th day of July, 1990.

JACQUELINE R. LINDSEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

~~Notary Public~~ Jacqueline R Lindsey

My Commission Expires: March 5, 1994