QUITCLAIM DEED File Box 39

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ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Carl H. Bean, Jr.	Same	91-8-133,134
(NAME)	(NAME)	91-8-135
2203 Buchanan Street	(STREET ADDRESS)	91-4-57
(STREET ADDRESS OR ROUTE NUMBER)		
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Leatrice B. McKissack, Executrix and Individually and Anne Elizabeth McKissack Brown, by these presents do hereby quitclaim and convey unto Carl H. Bean, Jr., his successors and assigns, all our right, title and interest in and to the following described tract of land:

TRACT I: Being Lot No. 87 and 88 on the Map of a Subdivision of Lot 40, and the north part of 39, Clifton Plan, as of record in Book 421, page 1.

Being Lots 87 and 88 adjoin and front together 110 feet on the westerly side of 39th Avenue North, formerly Branch Street, and run back between lines, 151 feet on the northerly line of Lot 88 and 173.5 feet on the southerly line of Lot 87, along the northerly margin of Alameda Street, formerly Dawn Street, to an alley in the rear measuring 52 feet thereon.

Being property conveyed to Carl H. Bean, Jr., d/b/a Music City Investment Enterprises by deed of record in Book 6004, page 23, said Register's Office.

TRACT II: Being Lot No. 89 on the Map of a Subdivision of Lot 40, and the north part of 39, Clifton Plan, as of record in Book 421, page 1.

Being Lot No. 89 fronts 25.5 feet on the westerly side of Branch Street, and runs back between lines, 148.1 feet on the northerly line and 151 feet on the southerly line, to an alley in the rear, measuring 25 feet thereon.

Being the same property conveyed to Carl Bean, Jr., d/b/a Music City Investment Enterprises by deed of record in Book 6004, page 41, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON | The actual consideration or value whichever is greater, for this transfer is $ -0-

Subscribed and sworn to before me, this the 13th day of July, 19 90

Affiant

My commission expires: 10/9/91 (Affix Seal)

Notary Public

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

Witness our hands this 13th day of July, 1990, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

THIS INSTRUMENT PREPARED BY:
Robert Greene, Attorney
619 Woodland Street
Nashville, Tennessee, 37206

Leatrice B. McKissack, Executrix
Leatrice B. McKissack, Executrix and Individually

Anne Elizabeth McKissack Brown
Anne Elizabeth McKissack Brown

By: Leatrice B. McKissack
Leatrice McKissack Tilley, Attorney-infact

STATE OF TENNESSEE
COUNTY OF

BOOK 8164 PAGE 109

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Leatrice B. McKissack, Executrix, the Bargainor(s) with whom I am personally acquainted, or 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 and official seal at Nashville, Tennessee, this 13th day of July, 19 90

Notary Public

My commission expires: 11/21/92

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named, _____, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

Notary Public

My commission expires: _____

State of Tennessee)
County of Davidson)

On this 13th day of July 1990, before me personally appeared Leatrice B. McKissack to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of Anne Elizabeth McKissack Brown and acknowledged that she executed the same as the free act and deed of Anne Elizabeth McKissack Brown.

Witness my hand and official seal
My commission expires: 11/21/92

Notary Public

QUITCLAIM DEED

Leatrice B. McKissack, et. al.
to
Carl H. Bean, Jr.

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

EXHIBIT 'A'

TRACT III: Being Lots Nos. 90 to 95, both inclusive on the Map of the Subdivision of Lot 40, and a part of 39 on the Plan of Clifton, as of record in Book 421, page 1, Register's Office for said County, and described as follows:

Beginning at the southwest intersection of Phillips Street, and Branch Street; thence with the margin of Phillips Street, westerly 105.5 feet to the intersection of an alley; thence with the margin of the same, southerly 36.5 feet to another alley, and continuing with the margin of the last mentioned alley, southeasterly 132 feet to the corner of Lots No. 89 and 90; thence with the line between said lots, northeasterly 148.1 feet to the margin of Branch Street; thence with the margin of the same, northerly 157.8 feet to the beginning.

Being property conveyed to Carl H. Bean, Jr., d/b/a Music City Investment Enterprises by deed of record in Book 6004, page 35 (Lots 93, 94 and 95), said Register's Office.

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