Prepared By: SETTLES, COMBOS, BARRETT & SIDWELL, P.C.
315 Deaderick Street, Su. 1465
Nashville, TN 37238-1465

Address New Owner:
CAR, L. P.
631 2nd Avenue South
Nashville, TN 37201

Send Tax Bill To:
SAME

MAP-PARCEL:
MAP 84/11 0101 03CHECK 6.00
PARCEL 204
18W-12315

QUITCLAIM DEED

BOOK 8328 PAGE 618

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHARLES A. RITZEN, D/B/A SHELBY HILLS, II, does hereby quitclaim and convey unto CAR, L. P., forever, all of its right, title and interest in and to certain real property situated in DAVIDSON County, Tennessee, being more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee being part of Lots Nos. 25 and 26 in Payne's Addition to East Nashville, formerly Edgefield, as of record in Book 21, page 70, said Register's Office, more particularly described as follows:

BEGINNING at a point in the northerly margin of Russell Street at the common dividing line between Lots Nos. 26 and 27 on said Plan; thence North 13 deg. 56' west 171.95 feet to the southerly margin of a 15-foot alley; thence north 65 deg. 05' east 24.26 feet to a point; thence south 82 deg. 36' east 126.5 feet along the southerly margin of a 10-foot alley to a point; thence south 9 deg. 11' west 121.89 feet to a point in the northerly margin of Russell Street; thence south 64 deg. 56' west along the northerly margin of Russell Street, 95.60 feet to the point of beginning.

BEING the same property conveyed to Charles A. Ritzen, d/b/a Shelby Hills, II, by deed from Henry Hudson of record in Book 5866, page 680, Register's Office for Davidson County, Tennessee.

This is improved property, known as 114-116 South 10th St., Nashville, TN.

THIS INSTRUMENT IS BEING PREPARED SOLEY BY INFORMATION PROVIDED BY THE GRANTOR. A SEARCH OF THE TITLE HAS NOT BEEN PERFORMED.

IN WITNESS WHEREOF, CHARLES A. RITZEN, D/B/A SHELBY HILLS, II has caused this instrument to be executed on the 2nd day of February, 1991.

CHARLES A. RITZEN

060000 IDENTIF. TREFERENCE APR 11 1 45 PM FELIX A. DAVIDSON COUNTY TN.

RECORDER'S STAMP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Charles A Ritzen with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Withness my hand, at office, this 2nd day of February, 1991.

My Commission expires: 11-27-93

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

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STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF Feb., 1991.

My Commission Expires: 11-27-93

NOTARY PUBLIC

NOTARY PUBLIC STATE OF TENNESSEE