BOOK 8444 PAGE 681

QUITCLAIM DEED

State of Tennessee)
County of Davidson)

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

Affiant

Sworn to and subscribed before me this 13th day of September, 1991.

NOTARY PUBLIC

My Commission Expires: 3-27-93

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
Nashville, Tennessee 37238-1545
615/242-2525

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Morris Kraft	Same	See Below
Maxie Biener		
210 25th Avenue North		
Nashville, Tennessee 37203		

T . C. JONES, being an owner of a 1/3 interest in the following described parcels of land, hereby, quitclaims a 1/6 interest to MAXIE BIENER and a 1/6 interest to MORRIS KRAFT in said properties described as follows:

TRACT I: Map 81-8, Par. 355

Land in Davidson County, Tennessee described as follows:

Being Lot No. 55 on the plan of D. T. McGavock's Homestead Addition to Nashville, as of record in Book 57, page 9, Register's Office for Davidson County, Tennessee. Said Lot No. 55 fronts 50 feet on the westerly side of 8th Avenue North, formerly McGavock Avenue, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to T. C. JONES, MAXIE BIENER and MORRIS KRAFT, a 1/3 undivided interest each by deed from ROBERT G. WATERS and LARRY R. SEILER of record in Book 8114, page 169, Register's Office for Davidson County, Tennessee.

Said property is improved property known as 1713 8th Avenue North, Nashville, Tennessee 37208.

TRACT II: Map 81-7, Par. 166

Land in Davidson County, Tennessee being Lot No. 62 on the map of George Shield's Second Addition to North Nashville, of record in Book No. 57, page 146, Register's Office for Davidson County, Tennessee.

Said Lot No. 62 fronts 50 feet on the southerly side of Seifried Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to J. B. K. CO. by Deed from ROYCE T. ANKENBAUER, SARAH ANN BAKER and PATRICIA DAY of Record in Book 8188, page 241, Register's Office for Davidson County, Tennessee.

It is understood and agreed that J. B. K. CO. is a partnership composed of T.C. JONES, MAXIE BIENER, and MORRIS KRAFT.

This is improved property known as 1707 Seifreid Street, Nashville, Tennessee.

TRACT III: Map 105-7, Par. 198, 483, 484

Land in Davidson County, Tennessee being part of Lot No. 1 on the Map of Hamilton's Subdivision, as of record in Minute Book No. 1, page 97, County Court Clerk's Office for said County, and described as follows:

BEGINNING on the southerly margin of Merritt Avenue 150 feet westerly from the westerly margin of Rains Avenue; thence with the southerly margin of Merritt Avenue, westwardly 331 feet to a point; thence south 173.5 feet, more or less, to a point at the margin of an alley; thence east along the margin of the alley 331 feet to a point; thence north 174 feet to the point of beginning.

Included in the above referenced property description but expressly excluded from this conveyance is the following described property:

Land in Davidson County, Tennessee being Lot No. 1 on the Plan of Hamilton's Subdivision of record in Plat Book 3842, page 121, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to T.C. JONES, MAXIE BIENER AND MORRIS KRAFT, A 1/3 UNDIVIDED INTEREST EACH by deed from CHARLES PAUL TONEY, UNMARRIED of record in Book 7996, page 630, Register's Office for Davidson County, Tennessee.

This is improved property known as 403, 405, and 407 Merritt Avenue, Nashville, Tennessee.

T. C. JONES

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, T.C. JONES, the grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 13th day of September 1991.

NOTARY PUBLIC

My Commission Expires: 3-27-93

RUTH A. GLENN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

4766 1

SENT FOR REFERENCE

SEP 18 8 37 AM '91

MAIL ENV.

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