THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
Attorneys at Law
Suite 600, 511 Union Street
Nashville, Tennessee 37219

FROM: Jackie Hatcher and Benny Lee Santiago (GRANTOR)

TO: Matthew T. Harris, Trustee (GRANTEE)

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Matthew T. Harris,Trustee	Same	82-13-39
Heiskell, Donelson, et al		82-13-40
511 Union Street, Suite 600		82-13-37
Nashville, TN 37219		

QUITCLAIM DEED

WHEREAS, by Installment Deed dated August 28, 1990, and recorded in Book 8183, page 519, in the Register's Office for Davidson County, Tennessee, Carolyn Morrow conveyed to Bob Herrman, Trustee, the property described in Exhibit "A" attached hereto (the "Property") for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, Jackie Hatcher and Benny Lee Santiago, the holders of the debt secured by the Installment Deed ("Holders") appointed Matthew T. Harris as Successor Trustee by instrument recorded in Book 8346, page 229, said Register's Office; and

WHEREAS, default was made in the terms and conditions of the Installment Deed, and the Holders requested said Matthew T. Harris, Successor Trustee, to advertise and sell the said Property under the terms and provisions of the Installment Deed; and

WHEREAS, in pursuance of said request of said Holders, the property was advertised for sale by Matthew T. Harris, Successor Trustee, in conformity with the terms and provisions of the Installment Deed, by which advertisement the sale was set for the 10th day of June, 1991 at the South door of the Courthouse for Davidson County, Tennessee; and

WHEREAS, said Carolyn Morrow filed a petition in bankruptcy seeking relief under Chapter 7 of the Federal bankruptcy laws on May 25, 1991, Case Number 391-05261, the above referenced foreclosure sale occurring on June 25, 1991 subsequent to the filing of said bankruptcy case; and

WHEREAS, Holders, without actual notice of the bankruptcy filing referenced above, were the highest and best bidders at said foreclosure sale, and purchased the property for the sum of $20,262.48 and acquired title to the property from said Matthew T. Harris, Successor Trustee, under that Successor Trustee's deed of record in Book 8384, page 260, Register's Office for Davidson County, Tennessee; and

WHEREAS, by order of the Bankruptcy Court for the Middle District of Tennessee dated October 2, 1991, said bankruptcy case of Carolyn Morrow was dismissed and Holders now desire to reconvey the property to Matthew T. Harris, Successor Trustee.

NOW, FOR AND IN CONSIDERATION of no monetary consideration, GRANTORS, by these presents do hereby quitclaim unto MATTHEW T. HARRIS, TRUSTEE, his successors and assigns, their entire interest in and to the following described tracts of land:

STATE OF TENNESSEE]

BOOK 8467 PAGE 598

COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 21 day of October, 1991.

Notary Public

My Commission Expires: 3-23-92.

SEE EXHIBIT "A" ATTACHED HERETO FOR PROPERTY DESCRIPTION

TRACT I is improved property known as 1011 9th Avenue North, Nashville, Tennessee.

TRACT II is improved property known as 904 Jackson Street, Nashville, Tennessee.

TRACT III is improved property known as 1015 9th Avenue North, Nashville, Tennessee.

AND NOW, GRANTORS do hereby quitclaim unto GRANTEE, his successors and assigns, all their interest in the property described on Exhibit A hereto and to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

EXECUTED this 16th day of October 1991, 1991.

Jackie Hatcher
Jackie Hatcher

Benny Lee Santiago
Benny Lee Santiago

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lamar Morgan, a Notary Public within and for the State and County aforesaid, personally appeared Jackie Hatcher, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of October, 1991.

Lamar Morgan
Notary Public

My Commission Expires: My Commission Expires NOV. 10, 1991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lamar Morgan, a Notary Public within and for the State and County aforesaid, personally appeared Benny Lee Santiago, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of October, 1991.

Lamar Morgan
Notary Public

My Commission Expires: My Commission Expires NOV. 10, 1991

MTH21/hatcher.qc

EXHIBIT A

Tract 1:

Being part of the southeast part of Lot No. 183 on the map of McNairy's Mansion House Tract shown on the front flyleaf of Book 9 of the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 31.5 feet on the west side of 9th Avenue North and runs back between parallel lines along the north margin of Jackson Street as widened 63.5 feet to a dead line.

Tract 2:
Being a part of Lot No. 183 on the plan of Judge John McNairy's Mansion House Tract as of record on the front flyleaf of Book 9, of the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Jackson Street 63 1/2 feet westerly from the westerly margin of 9th Avenue North, formerly McLemore Street; thence with the northerly margin of Jackson Street, westerly 35 feet to a stake; thence northerly parallel with said Avenue 67 1/2 feet to a stake; thence easterly parallel with Jackson Street 35 feet to a stake; thence southerly 67 1/2 feet to the beginning.

Tract 3:
Being part of Lot No. 183 on the Map of Judge John McNairy's Mansion House Tract, a plan of which is of record in the front flyleaf of Book 9, Register's Office for said County, described according to a copy of a survey thereof made November 1, 1935, by Blanchard and Parris, Surveyors, as follows:

Beginning at a point in the westerly margin of 9th Avenue North 62.5 feet north of the northerly margin of Jackson Street, as now widened; thence northerly along the westerly margin of said Avenue 33.5 feet to a point; thence southerly parallel to Jackson Street 98.5 feet to the point of beginning.

Being all of the same property conveyed to Carolyn Morrow in that Installment Deed from Benny Lee Santiago and Jackie Hatcher of record in Book 8183, Page 519, Register's Office for Davidson County, Tennessee, Carolyn Morrow having since conveyed an undivided one-half (1/2) interest in each of the above referenced tracts to M. H. A. Qureshi by Deed of record in Book 8121, Page 218, Register's Office for Davidson County, Tennessee, and subsequently conveyed by Matthew T. Harris, Successor Trustee to Jackie Hatcher and Benny Lee Santiago by Successor Trustee Deed of record in Book 8384, page 260, Register's Office for Davidson County, Tennessee.

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