Box 37
JKW

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Angelo Formosa, Jr.,et al c/o Formosa Properties P.O. Box 158204 Nashville, TN 37215-8204	82-13 343	Formosa Properties P.O. Box 158204 Nashville, TN 37215-8204
This instrument prepared by: Boult, Cummings, Conners & Berry 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219		

QUITCLAIM DEED

WHEREAS, property more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property"), was conveyed to Angelo Formosa and wife, Katherine St. Charles Formosa, by deed from G. W. Taylor and wife, Bassel E. Taylor, of record in Book 1285, page 417, as further described in Exhibit A;

WHEREAS, pursuant to a certain quitclaim deed dated May 4, 1972, of record in Book 4626, page 769, Register of Deeds of Davidson County, Tennessee, Angelo Formosa and his wife, Katherine Formosa conveyed such Property to result in each of said parties owning an undivided one-half (1/2) interest as tenants in common in the Property;

WHEREAS, Katherine M. Formosa died June 4, 1984, and pursuant to her Last Will and Testament of record in Probate No. 75529, in the Probate Court for Davidson County, Tennessee, conveyed all right, title and interest in her one-half (1/2) undivided interest in the Property to Angelo Formosa, Jr., Rose M. Formosa Bromley, Salvatore J. Formosa, Sr., and Pete A. Formosa as Trustees under Article V of her Will;

WHEREAS, under Article V of the Will of Katherine Formosa, upon the death of Angelo Formosa, such property, along with any remaining trust property, was to be distributed in equal one-fourth (¼) shares among Angelo Formosa, Jr., Rose M. Formosa Bromley, Salvatore J. Formosa, Sr., and Pete A. Formosa, Sr.;

WHEREAS, Angelo Formosa, Sr. died May 25, 1988, and pursuant to his Last Will and Testament of record in Probate No. 91041, in the Probate Court for Davidson County, Tennessee, title to his one-half (1/2) undivided interest in the Property was conveyed to and vested in the four surviving children of Angelo Formosa, Sr.,

whose names are as follows: Angelo Formosa, Jr., Rose M. Formosa Bromley, Salvatore J. Formosa, Sr., and Pete A. Formosa, Sr.;

WHEREAS, Pete A. Formosa, Sr., died February 19, 1990, leaving a Last Will and Testament, of record in Probate No. 95096, in the Probate Court for Davidson County, Tennessee; and

WHEREAS, the Co-Executors of the Estate of Angelo Formosa, Sr., and the parties hereto as the remaining Trustees under Article V of the Last Will and Testament of Katherine Formosa, desire to deliver and record this title to said Property to the rightful owners and cause such title ownership to be of record.

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 DOLLARS ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Angelo Formosa, Jr., Salvatore J. Formosa, Sr., and Rose M. Formosa Bromley, as Co-Executors of the Estate of Angelo Formosa, Sr. and as the remaining Trustees under Article V of the Last Will and Testament of Katherine Formosa (the "Grantors"), hereby sell, assign and quitclaim, according to the will of Angelo Formosa, Sr. and the trust under Article V of the Will of Katherine Formosa, a one-fourth (1/4) undivided interest as tenants in common in the Property to each of Rose M. Formosa Bromley, Salvatore J. Formosa, Sr., the Estate of Pete A. Formosa, Sr., and Angelo Formosa, Jr. (the "Grantees"), Grantees' heirs, successors and assigns.

This conveyance of the Property is made expressly subject to all restrictions, limitations and encumbrances as may affect the Property, including, without limitation, the following:

1. Real estate taxes for the current year which have been prorated between the parties.
2. With respect to the one-half (½) undivided interest distributed pursuant to the Will of Angelo Formosa, Sr., restrictions contained in the Last Will and Testament of Angelo Formosa, Sr., to wit:

> Upon the distribution of my estate to my children surviving, I direct, to the extent

possible, that all of the real properties received by them be held by them jointly and together and not be sold to outsiders except in the event of the substantial financial need of my children. I expressly declare that any of my children may sell his or her share of such real properties to each other and I express my deep concern that such sale should only be made at the property's then current fair market value. If the property or properties are to be sold to outsiders, this shall be done only with the unanimous consent of all of my children surviving me.

This is improved property, known as 712 Fourth Avenue North, Nashville, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

11/1/91

The actual consideration for this transfer is $0.

Angelo Formosa Jr.
Affiant

Subscribed and sworn to before me this 1st day of NOVEMBER, 1991.

Notary Public
My Commission Expires: 9/26/92

IN WITNESS WHEREOF, the Grantors have executed this Deed this 1st day of NOVEMBER, 1991.

GRANTORS:

Angelo Formosa Jr.
Angelo Formosa, Jr., Co-Executor and Co-Trustee

Salvatore J. Formosa Sr.
Salvatore J. Formosa, Sr., Co-Executor and Co-Trustee

Rose M. Formosa Bromley
Rose M. Formosa Bromley, Co-Executrix and Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, TERESA S. HALE, Notary Public, Angelo Formosa, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1ST day of NOVEMBER, 1991.

Teresa S. Hale
Notary Public

My Commission Expires: 9/26/92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, TERESA S. HALE, Notary Public, Salvatore J. Formosa, Sr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1ST day of NOVEMBER, 1991.

Teresa S. Hale
Notary Public

My Commission Expires: 9/26/92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, TERESA S. HALE, Notary Public, Rose M. Formosa Bromley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1ST day of NOVEMBER, 1991.

Teresa S. Hale
Notary Public

My Commission Expires: 9/26/92

EXHIBIT A

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the Southerly part of Lot No. 36 on the Map of Balch and Whiteside's addition, as of record in Minute Book "D", page 734, Circuit Court at Nashville, described as follows:

Beginning at a point on the easterly margin of 4th Avenue North, 219 feet 2 inches south of the southeast intersection of said Avenue and Harrison Street, being the southwest corner of a part of said lot conveyed to Mary and Katherine Formosa by deed from the American National Bank of record in Book 888, page 653, Register's Office for said county; thence with Formosa's south line eastwardly parallel with the south line of Lot No. 36, 100 feet 6 inches to the westerly margin of Criddle Street; thence with said margin of Criddle Street, southwardly 81 feet to a point in the line between Lots Nos. 36 and 37; thence with the same westwardly 100 feet 6 inches to a point in the easterly margin of 4th Avenue North; thence with said Avenue northwardly 81 feet to the point of beginning.

Being the same property conveyed to Angelo Formosa and wife, Katherine St. Charles Formosa, by deed of G. W. Taylor and wife, Bassel E. Taylor, of record in Book 1285, page 417, said Register's Office, of which Angelo Formosa and Katherine Formosa further conveyed such property by deed of record in Book 4626, page 769, Register of Deeds of Davidson County, Tennessee, and of which the one-half (1/2) undivided interest owned by Katherine Formosa was conveyed to the named Trustees under Article V of her Last Will and Testament.

wp/RFBqdAF6

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IDENTIFICATION REFERENCE

Nov 5 11 11 AM '91