Bk 37
JKW

BOOK 8479 PAGE 540

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	131-2 28	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 Formosa, by deed from Ella Rose Hunt, of record in Book 4552, page 123, as further described in Exhibit A;

WHEREAS, subsequent to such conveyance, Katherine Formosa conveyed to her husband, Angelo Formosa, all her interest in the Property, pursuant to a quitclaim dated May 4, 1972, of record in Book 4626, page 765, Register of Deeds of Davidson County, Tennessee;

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 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. 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, Co-Executors of the Estate of Angelo Formosa, Sr. (the "Grantors"), hereby sell, assign and quitclaim,

according to the will of Angelo Formosa, Sr., a one-fourth (¼) 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. 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 4102 Hillsboro Circle, Nashville, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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: 9/26/93

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

GRANTORS:

Angelo Formosa, Jr., Co-Executor

Salvatore J. Formosa, Sr., Co-Executor

Rose M. Formosa Bromley, Co-Executrix

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.

Notary Public

My Commission Expires: 9/26/93

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.

Notary Public

My Commission Expires: 9/26/93

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

TERESA S. HALE NOTARY PUBLIC DAVIDSON CO., TN.

EXHIBIT A

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

Being Lot No. 7 of Block "A" on the Map of a part of Hillsboro-Hobbs Road Subdivision, as of record in Book 1130, page 80, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the easterly side of Hillsboro Place, as widened, (now known as Hillsboro Circle) and runs back between parallel lines 163 feet to a dead line.

Being the same property conveyed to Angelo Formosa and wife, Katherine Formosa, by deed from Ella Rose Hunt of record in Book 4552, page 123, said Register's Office, and of which Katherine Formosa conveyed her entire interest to her husband, Angelo Formosa, by deed of record in Book 4626, page 765, of the Register of Deeds of Davidson County, Tennessee; Katherine St. Charles Formosa and Katherine Formosa being the same person.

wp/RFBqdAF2

6613 11/05 0101 03CHECK 15.00

5.9.7.3.2.

IDENTIFT REFERENCE

NOV 5 11 13 AM '91