BOOK 8585 PAGE 653

44

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $ 274,719.14 .

Louis M. Redmond
Affiant

This Instrument Prepared By:

Allen D. Lentz
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Nashville, TN 37219-0757

Subscribed and sworn to before me on this 27 day of March, 1992.

Jane R Brown
Notary Public

My commission expires: 1-26-94

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
McRedmond Brothers, Inc. 919 Massman Drive Nashville, TN 37217	Same	82-9-396 1W 2290 82-9-251 1W 2305 82-9-250 1W 2310 82-9-246 1W 3335 82-9-247 1W 3340 82-9-248 1W 3345 82-9-249 1W 3350 82-9-392 1W 4410 82-9-245 1W 4415

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Baltz Brothers Packing Company**, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **McRedmond Brothers, Inc.** its successors and assigns, its entire right, title and undivided one-half interest in and to certain parcels and tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and made a part hereof.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 27 day of March, 1992.

BALTZ BROTHERS PACKING COMPANY

By: Dennis L. Baltz Sr President
Dennis L. Baltz, Sr., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dennis L. Baltz, Sr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this the 27 day of March, 1992.

Jane L. Brown
Notary Public

My Commission Expires: 11-26-94

BALTZ1/dsk2:[130,3]

EXHIBIT A

Land in Davidson County, Tennessee being Parcels A, B, C, D and E, described as follows:

PARCEL A: Being Lots Nos. 74 and 75 and the northerly 52 feet of Lot No. 73 on the plan of Hugh W. McGavock's Addition to Nashville, as of record in Book 17, page 640, Register's Office for said County, described as follows:

BEGINNING at the southeast corner of Monroe Street and First Avenue North, formerly Water or Front Street, and running thence southerly with the easterly side of First Avenue North, 336 feet to a point 52 feet southerly of the northwest corner of said Lot No. 73; thence easterly at right angles to said First Avenue North, 142 feet and 4 inches, more or less, to Mill Street, formerly called Coleman Street; thence northerly with the westerly side of Mill Street 336 feet to Monroe street; and thence westerly with the southerly side of Monroe Street, 142 feet and 4 inches, more or less, to the beginning.

Also Lots Nos. 92 and 93 and the northerly part of Lot No. 94 on the plan of said Hugh W. McGavock's Addition, described as follows:

BEGINNING at the southeast corner of Monroe Street and Mill Street, and running thence southerly with the easterly side of Mill Street 334-1/2 feet, more or less, to the northwest corner of a lot owned by T. L. Herbert & Sons; thence easterly at right angles to Mill Street and with their northerly line 150 feet, more or less, to the line between Lots Nos. 93 and 94; thence with said line, north 73 degrees east 83 feet, more or less, to low water mark on Cumberland River; thence down said Cumberland River at low water mark to Monroe Street; and thence westerly with the southerly side of Monroe Street 346 feet, more or less, to the beginning.

The above described property was conveyed to Swift and Company by deed from Joseph R. West, Clerk and Master, of record in Book 857, page 285, Register's Office for said County.

PARCEL B: Being Lots Nos. 76, 91 and the southerly 16 feet of Lot No. 77 and the southerly part of Lot no. 90 on the Plan of H. W. McGavock's Addition to North Nashville, as of record in Book 17, page 640, Register's Office for said County, described together as follows:

BEGINNING at the northeast corner of Monroe Street and First Avenue North, formerly Water or Front Street; thence with the northerly margin of Monroe Street, eastwardly 334 feet 8 inches, more or less, to the westerly line of Adams, formerly Cumberland Street, as now established; thence with the westerly margin of Adams Street, northwardly 215 feet, more or less, to the southeast corner of the property conveyed to Swift & Company by deed from Neuhoff Packing Company, of record in Book 966, page 439, said Register's Office; thence with said Company's southerly line, westwardly 182 feet 4 inches, more or less, to the easterly line of Lot No. 77; thence with said line, southwardly 54-1/2 feet, more or less, to a point 16 feet north of the common corner of Lots Nos. 76, 77, 90 and 91; thence westwardly and parallel with the line between Lots Nos. 76 and 77, 182 feet 8 inches, more or less, to the easterly margin of First Avenue North; thence with said Avenue, southwardly 158 feet to the beginning.

INCLUDED in the above description but EXCLUDED therefrom, is that part of said property conveyed to the City of Nashville by deed from Swift and Company, of record in Book 1280, page 118, Register's Office for said County.

The above described property is part of the property conveyed to Swift and Company by deed from Fidelity-Philadelphia Trust Company, Executor and Testamentary Trustee under the will of Levi Langham, deceased, of record in Book 1140, page 271, Register's Office for said County.

PARCEL C:

TRACT NO. 1: Being the northerly 85 feet of Lot No. 99 in H. W. McGavock's Addition to Nashville, a plan of which is of record in Book 17, page 640, Register's Office for said County.

Said northerly part of Lot No. 99 fronts 85 feet on the easterly side of Adams Street, formerly called Cumberland Street, and runs back with the southerly margin of Taylor Street, about 300 feet, more or less, to Cumberland River.

TRACT NO. 2: Being a part of Lot No. 90 in plan of lots formerly belonging to Hugh McGavock. Said part of said lot fronts 38 feet on Adams Street in Nashville, Tennessee.

BEGINNING at a point on the west side of Adams Street, 40 feet north of Daley's line, and running with said street northwardly 38 feet to a stake; thence westwardly towards Water Street 182 feet 8 inches; thence southwardly 40 feet to a stake; thence eastwardly 182 feet 3 inches to the beginning.

TRACT NO. 3: Being southerly part of the north half of Lot No. 90 in H. W. McGavock's Addition to North Nashville, the plan of which is of record in Book 17, page 640, Register's Office for said County.

BEGINNING on the westerly margin of Adams, formerly Cumberland Street at Levy Langham's northeast corner 71 feet northerly from the S.E. corner of said Lot No. 90; thence with the westerly margin of said Street, northerly 39 feet, more or less, to W. L. Doubleday's S.E. corner; thence with his northerly line, westerly 182-2/3 feet to the easterly line of Lot 77; thence with said line, southerly 39 feet, more or less, to Langham's northwest corner; thence with his northerly line, eastwardly 182-2/3 feet to the beginning.

TRACT NO. 4: Being the northerly half of Lot No. 96 in H. W. McGavock's Addition to Nashville, a Plan of which is of record in Book 17, page 640, Register's Office for said County..

Said northerly half of Lot No. 96 fronts 71 feet on the easterly side of Adams Street, formerly Cumberland Street, and runs back between parallel lines to Cumberland River.

TRACT NO. 5: Being Lots Nos. 156 to 163 inclusive on the plan of the subdivision of the McGavock City Park Property, as of record in Book 57, page 101, Register's Office for said County.

Said Lots Nos. 156 to 163 inclusive front 50 feet each on the westerly side of Adams Street, formerly Cumberland Street, and run back between parallel lines 174 feet 8 inches to an alley, said Lot No. 163 extending back with the northerly margin of Taylor Street.

INCLUDED in the above description of Tract No. 5, but EXCLUDED from this conveyance is that property conveyed to Ashland Oil Company by deed of record in Book 5537, page 460, Register's Office, described as follows:

Land lying in Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 156 of the McGavock City Park Subdivision, as of record in Plan Book 57, page 101, Register's Office for Davidson County, Tennessee, described according to a survey by R. L. Montoya, Land Surveying, dated October 5, 1979, as follows:

BEGINNING at an iron pin in the West margin of Adams Street the common corner of Lot Nos. 156 and 157; thence along the north property line of Lot No. 157 South 63 deg. 07′ 27″ West 174.80 feet to the east margin of a 16 foot alley; thence, along the said east margin North 27 deg. 07′ 18″ West 50.00 feet to the southwest corner of Lot No. 155; thence, along with the south property line of said lot North 63 deg. 07′ 27″ East 174.80 feet to the west margin of Adams Street (40 feet wide); thence, along the west margin of Adams Street South 27 deg. 07′ 18″ East 50 feet to the point of beginning, containing 8740 square feet or 0.20 acres, more or less.

TRACT NO. 6: Being the northerly 42 feet of Lot No. 97 and the southerly 46 feet of Lot No. 98 in H. W. McGavock's Addition to Nashville, a plan of which is of record in Book 17, page 640, Register's Office for said County, described as follows:

BEGINNING at a point in the eastern margin of Cumberland Street 88 feet southerly from a stake, the upper or S. W. corner of a lot formerly owned by James Bergin; running thence with the easterly margin of said Street up the River, southerly 88 feet, or more, to the N. W. corner of a lot sold by John D. Gross and John Beaty to Margaret Coleman; thence at right angles to said Street and wit the northerly boundary line of said Coleman lot (afterwards owned by one C. C. Laitenberger), to Cumberland River, at low water mark; thence down said River with its meanderings at low water mark to a point in a direct line from the point of beginning, being William Warner's S.E. corner; thence with his southerly line, easterly and up the bluff to the beginning.

TRACT NO. 7: Being part of Lot No. 98 in H. W. McGavock's Addition to Nashville, a plan of which is of record in Book 17, page 640, Register's Office for said County, and more particularly described as follows:

BEGINNING on the easterly side of Adams, formerly Cumberland Street, at a point 150 feet southerly from the southerly margin of Taylor Street, formerly James Bergin's southwest corner; thence with the easterly side of said Street, southerly 88 feet; thence at right angles to said Street, easterly to low water mark on Cumberland River; thence down said River, northerly to James Bergin's S.E. corner; thence with his southerly line, westerly to the point of beginning.

TRACT NO. 8: Being the northerly 8 feet of Lot No. 98 and the southerly 57 feet of Lot No. 99 in the plan of H. W. McGavock's Addition to North Nashville, as of record in Book 17, page 640, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Adams, formerly Cumberland Street, at what was formerly John Beaty's N.W. corner; thence easterly with the northerly line of said Beaty lot 300 feet, more or less, to Cumberland River at low water mark; thence down said River with its meandering 65 feet; thence westerly 300 feet, more or less, to the easterly margin of Adams Street; thence with the easterly margin of said Street, southerly 65 feet to the beginning.

TRACT NO. 9: Being Lot No. 89 and the northerly 2 feet of Lot 90 on the plan of H. W. McGavock's Addition to North Nashville, as of record in Book 17, page 640, Register's Office for said County..

Said Lot No. 89 and the northerly 2 feet of Lot No. 90 front together 144 feet on the westerly side of Adams, formerly Cumberland Street, and run back between parallel lines 182 feet and 8 inches to a dead line.

TRACT NO. 10: Being the southerly 100 feet of Lot No. 97 in the H. W. McGavock's Addition to Nashville, a plan of which is of record in Book 17, page 640, Register's Office for said County.

Said southerly part of Lot No. 97 fronts 100 feet on the east side of Adams Street, formerly Cumberland Street, and runs back with the north line of Lot No. 96 of said plan, 215 feet, more or less, to the low water mark of the Cumberland River.

The above described property is part of the property conveyed to Swift and Company by deed from Neuhoff Packing Company, of record in Book 966, page 439, Register's Office for said County.

PARCEL D: Being the southerly half of Lot No. 96 in Hugh W. McGavock's Addition to Nashville, a plan of which is of record in Book 17, page 640, Register's Office for said County, described according to survey made by W. B. Southgate, Surveyor, on December ___, 1930, as follows:

BEGINNING at the northeast corner of Monroe Street and Adams Street, as changed by the City of Nashville; thence northerly with the easterly margin of Adams Street, 72 feet 7 inches to an iron pipe; thence easterly 184 feet, more or less, to low water mark of Cumberland River; thence up said River with same 72 feet, more or less, to the northerly margin of Monroe Street; thence westerly with same 157-3/4 feet, more or less, to the beginning.

The above described property is part of the property conveyed to Swift and Company by deed from Neuhoff Packing Company, of record in Book 966, page 439, Register's Office for said County..

PARCEL E: Being Lot No. 88 on the Plan of Hugh W. McGavock's Addition to North Nashville, as of record in Book 17, page 640, Register's Office for said County.

Said Lot No. 88 front 142 feet on the westerly side of Adams, formerly Cumberland Street, and runs back between parallel lines, with the southerly margin of Taylor Street, 182.8 feet to the easterly line of Lot No. 79.

The above described property was conveyed to Swift and Company by deed from Jacobs Packing Company, of record in Book 1136, page 492, Register's Office for said County.

Together with that part of Adams Street abandoned by City Ordinance No. 908, that part of Monroe Street abandoned by City Ordinance No. 909, that part of Adams and Madison Streets abandoned by Bill No. 51-95, City Council, and that part of Monroe and Adams Street abandoned by Bill No. 53-295, City Council.

This is improved property known as 1307 Adams Street, Nashville, Tennessee 37208.

Being the same property conveyed to McRedmond Brothers, Inc. by deed from Baltz Brothers Packing Company, of record in Book 6224, page 778, Register's Office for Davidson County, Tennessee.

BALTZ1/dsk2:[130,3]

96362

IDENTIFICATION REFERENCE

MAR 27 2 03 PM '96

DAVIDSON COUNTY, TN

374 03/27 1101 03CHECK 1035.39

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8585 PAGE 659

CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 274719.14
				CON TX 1016.39
				PRFEE 1.00
				MDEED 18.00
				TOTAL 1035.39
				CHECK 1035.39
			03/27/92 01	14:06 0001 1054

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.6.3.6.2

IDENTIFICATION REFERENCE

MAR 27 2 05 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 515431