THIS INSTRUMENT PREPARED BY:

Daniel B. Brown
Wyatt, Tarrant, Combs, Gilbert & Milom
511 Union Street, Suite 1500
Nashville, Tennessee 37219

BOOK 8690 PAGE 390

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel
Eleanor B. Weiner 3226 Rilman Drive, Northwest Atlanta, Georgia 30327 **Sarah A. Ruby** 504 Laramie Trail Wyoming, Ohio 45215	**James H. Brown** 1112 Bedfordshire Nashville, TN 37221	(1) Map 93-2-3 Parcel 166 (2) Map 93-6-2 Parcel 3

1678 07/31 0101 03CHECK 16.00

For and in consideration of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **FIRST AMERICAN TRUST COMPANY**, an association duly established under the laws of the United States of America, and having a place of business in Nashville, Davidson County, Tennessee, successor to First American National Bank, now First American National Bank in Nashville, N.A., as Substitute Executor and Trustee under the Last Will and Testament of Adolph Brown, Deceased, hereinafter called the Grantor, by these presents does quitclaim and convey unto **ELEANOR B. WEINER** and **SARAH A. RUBY**, as equal tenants in common, herein after called the Grantees, and their heirs and assigns, all of Grantor's one-eighth (1/8) undivided interest, as such executor and trustee, in and to those certain tracts or parcels of land located in Davidson County, State of Tennessee, described as follows:

PARCEL ONE:

Being part of Lot 41 on the Original Plan of Nashville, not of record, being the southerly part of Lot No. 3 and the northerly part of Lot No. 4 in the Subdivision of the John Waters Property, Plan not of record, described as follows:

Beginning on the westerly margin of Third Avenue North (formerly College Street) 130 1/2 feet northerly from the northerly margin of Church Street, being the northeast corner of a part of said Lot No. 41, formerly owned by L. B. Fite; thence with the westerly margin of said Avenue northerly 30 feet and 2 inches, being the southeast corner of the part of said lot formerly owned by Vanleer; thence westerly with the southerly line of said Vanleer lot, 175 feet and 5 1/2 inches, more or less, to the easterly margin of Printers Alley; thence southerly with said alley, 30 feet and 2 inches, to the northwest corner of said Fite lot; thence easterly with the northerly line of said lot 175 feet and 5 1/2 inches, more or less, to the beginning.

3303 IDENTIF. REFERENCE

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PICK-UP

Being a part of the same property conveyed to Richard James Stelzer by deed of record in Book 4534, page 799, said Register's Office, as to a one-fourth (1/4) interest.

And further being the property conveyed to Jay M. Stelzer, H. Wade Stelzer, Stephen H. Suffin, Trustees with full power, as to a one-fourth (1/4 interest), by deed of record in Book 4768, page 493, said Register's Office; Jay M. Stelzer and H. Wade Stelzer, former trustees having conveyed their interest under said trust agreement to Elizabeth W. Stelzer, Successor Trustee, with full power, and Stephen H. Suffin, Trustee, with full power, by Quitclaim deed of record in Book 5508, page 804, said Register's Office.

And further being the property conveyed to Sarah Brown, as to a one-half (1/2) interest by deed of record in Book 782, page 555, said Register's Office. The said Sarah Brown having since died and devising said property to Morris Brown, Adolph Brown, Jenita B. Blum and Bernard Brown, each as to a one-eighth (1/8) undivided interest, by Will Book 57, page 216, Probate Court for Davidson County, Tennessee. The said Morris Brown having since died and his one-eighth (1/8) interest being vested in Danelle Weinbaum Brown, by will of record of record in Book 9803, page 368, Circuit Court, Broward County, Florida, a copy of which Will is of record in Book 6187, page 467, Register's Office for Davidson County. The said Bernard Brown having since died and devising his one-eighth (1/8) interest to Pauline H. Brown by will of record in Will Book 63, page 47, said Probate Court. The said Adolph Brown having since died and devised his one-eighth (1/8) interest to Morris Brown and Helen May Brous Brown as co-executors and co-trustees, by will of record in Will Book 73, page 72, said Probate Court. The said Morris Brown and the said Helen May Brous Brown both having since died, and First American Trust Company, successor to First American National Bank, now First American Bank in Nashville, N.A., having replaced Morris Brown, deceased, and Helen May Brous Brown, deceased, as executor and trustee under the will of Adolph Brown, deceased.

PARCEL TWO:

Being part of Lot No. 27 on the Original Plan of Nashville, not of record, and being described as follows:

Beginning on the easterly margin of Third Avenue North (formerly College Street), at the Southwest corner of a part of said lot conveyed by James Woods individually and as Executor of Robert Woods, deceased, to J.M. Garnett and J.M. Singleton, by deed of record in Book 9, page 239, RODC, Tennessee; thence with the easterly margin of said Avenue southerly 50 feet 10 inches, more or less, to the northerly margin of an alley; thence easterly with the northerly margin of said

alley 104 feet, more or less, to the westerly margin of another alley; thence with the westerly margin of said alley northerly 50 feet 10 inches, more or less, to the southeast corner of said Garnett and Singleton's lot; thence westerly with the southerly line of said lot 104 feet, more or less, to the beginning.

Being a part of the same property conveyed to Richard James Stelzer by deed of record in Book 4534, page 799, said Register's Office, as to a one-fourth (1/4) interest.

And further being the property conveyed to Jay M. Stelzer, H. Wade Stelzer, Stephen H. Suffin, Trustees with full power, as to a one-fourth (1/4 interest), by deed of record in Book 4768, page 493, said Register's Office; Jay M. Stelzer and H. Wade Stelzer, former trustees having conveyed their interest under said trust agreement to Elizabeth W. Stelzer, Successor Trustee, with full power, and Stephen H. Suffin, Trustee, with full power, by Quitclaim deed of record in Book 5508, page 804, said Register's Office.

And further being the property conveyed to Sarah Brown, as to a one-half (1/2) interest by deed of record in Book 782, page 555, said Register's Office. The said Sarah Brown having since died and devising said property to Morris Brown, Adolph Brown, Jenita B. Blum and Bernard Brown, each as to a one-eighth (1/8) undivided interest, by Will Book 57, page 216, Probate Court for Davidson County, Tennessee. The said Morris Brown having since died and his one-eighth (1/8) interest being vested in Danelle Weinbaum Brown, by will of record of record in Book 9803, page 368, Circuit Court, Broward County, Florida, a copy of which Will is of record in Book 6187, page 467, Register's Office for Davidson County. The said Bernard Brown having since died and devising his one-eighth (1/8) interest to Pauline H. Brown by will of record in Will Book 63, page 47, said Probate Court. The said Adolph Brown having since died and devised his one-eighth (1/8) interest to Morris Brown and Helen May Brous Brown as co-executors and co-trustees, by will of record in Will Book 73, page 72, said Probate Court. The said Morris Brown and the said Helen May Brous Brown both having since died, and First American Trust Company, successor to First American National Bank, now First American Bank in Nashville, N.A., having replaced Morris Brown, deceased, and Helen May Brous Brown, deceased, as executor and trustee under the will of Adolph Brown, deceased.

THE LEGAL DESCRIPTIONS CONTAINED HEREIN ARE THE SAME AS THOSE CONTAINED IN THE PREVIOUS DEEDS OF RECORD.

These are improved properties respectively known as 209 and 168-170 Third Avenue North, Nashville, Tennessee.

Said properties are conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness our hands this the 30th day of July, 1992.

FIRST AMERICAN TRUST COMPANY,
Successor to First American
National Bank in Nashville, N.A.,
as Substitute Executor and Trustee of
the Estate of Adolph Brown, Deceased.

BY: _____

TITLE: Asst. Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Suzanne Hardeman, a Notary Public in and for said county and state, the within named Douglas Kirby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged him self to be the Asst. Vice President of First American Trust Company, successor to First American National Bank in Nashville, N.A., Substitute Executor and Trustee under the will of Adolph Brown, deceased, the within named bargainor, and that he executed the within instrument as such Asst. Vice President for the purposes therein contained by signing the name of First American Trust Company by him self as Asst. Vice President.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of July, 1992.

Commission Expires 1-23-93

Suzanne Hardeman
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

_____
AFFIANT

Subscribed and sworn to before me, this the 30th day of July, 1992.

Commission expires:
1-23-93

Suzanne Hardeman
NOTARY PUBLIC

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