This instrument was prepared by:

STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

Address New Owner as:

William Forrest Bailey et ux
1845 Welcome Lane
Nashville, TN 37216

Send Tax Bills to:

Same

Map: 82-15
Parcel: 67
19W-00325

PICK-UP

93 JUN 22 PM 1:07
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

32972
IDENTIF. & REFERENCE

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Bobby Huff, Trustee, with full power to mortgage, sell, transfer and convey without the necessity of joinder of any beneficiary,** hereinafter called the Grantor, have bargained and sold, and by these presents, do hereby transfer, convey and quitclaim unto **William Forrest Bailey and wife, Brenda Ruth Bailey,** hereinafter called the Grantees, their heirs and assigns, all my right, title, claim, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being a part of Lot Nos. 36 thru 44, both inclusive, and all of Lot No. 45, and a part of North Fourth Street, as closed by Bill No. 69829 of the Metropolitan Council of Nashville and Davidson County, Tennessee, and part of Alley No. 254, and Howerton Street closed by Bill No. 64257 of said Council, on the Plan of John Shelby's 1st Addition to Edgefield, as of record in Book 12, pages 524 and 525, Register's Office for said County; part of Lot No. 107, all of Lots 108 thru 113, both inclusive, and part of Lot No. 114, and part of Oldham Street closed by Bill No. 64257 and 69829; and Alley No. 255, closed by Bill No. 69829 of Council above mentioned, on the Plan of John Shelby's 1st Addition to Edgefield in Plan Book 1, pages 7 and 11, Chancery Court; part of Lot 64 and 70, and part of Lonely Street closed by Bill No. 64257 above mentioned on the Map of N.W. Westmore's St. Alban's Plan of record in Book 21, page 37, said Register's Office, and parts of Lot 23 on the Map of N. W. Westmore's Plan of record in Book 8, pages 173 and 174, said Register's Office and described together

according to a survey made by Barge, Waggoner & Sumner Engineers, February 15, 1967, revised April 5, 1971 and September 28, 1973, as follows:

BEGINNING at an iron pin in the coordinates of which are Y-649,925.2 and X-1,773,440.0 Tennessee State Grid Systems, being a northeasterly corner of the land herein conveyed in the westerly right of way line of Ellington Parkway, as follows: South 44 degrees 36 minutes 40 seconds West 6.65 feet to a concrete monument; thence around a curve to the left having a radius of 595.33 feet, a distance of 207.32 feet to a concrete monument; thence around a curve to the left having a radius of 329.63 feet, a distance of 503.89 feet to a concrete monument; thence South 62 degrees 06 minutes East 262.53 feet to a concrete monument; thence around a curve to the right having a radius of 125 feet, a distance of 260.27 feet to a concrete monument; thence South 61 degrees 20 minutes West 115.06 feet to an iron pin; thence South 65 degrees 07 minutes West 42 feet to an iron pin in the easterly right of way line of Interstate Highway 65, also being the westerly margin of North Fourth Street as closed; thence with the easterly boundary line of said highway as follows: North 24 degrees 53 minutes West 404.78 feet to a concrete monument; thence South 64 degrees 56 minutes West 80 feet to a concrete monument; thence North 70 degrees 42 minutes West 67.49 feet to a concrete monument; thence South 67 degrees 08 minutes West 148.73 feet to a concrete monument; thence North 32 degrees 35 minutes West 460.77 feet to a concrete monument; thence North 67 degrees 50 minutes West 25.34 feet to an iron pin set in the easterly margin of closed Meridian Street; thence with said margin of closed Meridian Street, North 0 degrees 52 minutes West 21.23 feet to an iron pin; thence North 60 degrees 37 minutes East 629.31 feet to a concrete monument; thence South 83 degrees 36 minutes East 59.82 feet to the point of beginning.

BEING the same property conveyed to Bobby Huff, Trustee, with full power to mortgage, sell, transfer and convey without the necessity of joinder of any beneficiary, by deed from Dominion Bank of Middle Tennessee, of record in Book 8319, Page 199, Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record.

This conveyance is **SUBJECT** to any and all existing easements and restrictions of record; Restrictive Covenants of record in Book 4546, page 144, Register's Office for Davidson County, Tennessee; and Easements and Restrictions of Metro Bills Nos. 64-257 and 69-829, regarding the closing of alleys and streets.

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

This is unimproved property known as 400 Main Street, Nashville, Tennessee 37206.

IN WITNESS WHEREOF, Grantor has executed this instrument this the 5th day of ~~January~~ February, 1993.

Bobby Huff Trustee
BOBBY HUFF, ~~Trustee~~

****

STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bobby Huff, Trustee**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this the 5th day of ~~January~~ February, 1993.

Jean H. Buck
Notary Public

My Commission Expires: 4-30-96

****

STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

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

William E Bailey
Affiant

Sworn to and subscribed before me, this 5th day of ~~January,~~ February 1993.

Jean H. Buck
Notary Public

My Commission Expires: 4-30-96

0444 06/22 0101 01CASH 12.00