This Instrument Prepared By: David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

James A. Tant and
D. B. Spencer
5110 Lousiana Avenue
Nashville, TN 37209

Same

91-05-0
Part of
Parcel 125.00

I hereby swear or affirm that the actual consideration for this transfer is $10.00.

James A. Tant
Affiant

Subscribed and sworn to before me, this 17th day of March, 1994.

Edith M. Ayers
Notary Public

EDITH M. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-25-97

QUITCLAIM DEED

THIS INDENTURE made this 17 day of March, 1994, by and between James A. Tant, (hereinafter "First Party") to James A. Tant and D. B. Spencer, Partners (hereinafter "Second Party").

WITNESSETH:

WHEREAS, First Party, for and in consideration of the sum of Ten and No/100ths Dollars ($10.00) and for other good and valuable consideration to him in hand paid by Second Party, receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed, remised, released and quitclaimed and does hereby grant, bargain, sell, convey, remise, release and quitclaim unto the said Second Party the following described premises, to-wit:

> Land lying in the 22nd Councilmanic District, Nashville, Davidson County, Tennessee, and being Lot No. 3 of the James A. Tant, et al property of record in Plat Book 8250, Page 191, Register's Office for Davidson County, Tennessee, and being described more particularly as follows:
>
> Beginning at an iron pin in the westerly margin of Vernon Avenue, said point being 25 feet from the center line of said Avenue and being the southeasterly corner of Lot No. 2 of the James A. Tant, et al property; thence with the margin of Vernon Avenue S 25° 35' 13" E 207.88 feet to an iron pin; thence leaving the margin of Vernon Avenue S 80° 37' 39" W 582.26 feet to an iron pin in the east line of property owned by James R. Bellar, et ux, of record in Book 8445, page 01, Register's Office for Davidson County, Tennessee; thence following Bellar's east line N 6° 12' 48" E 121.23 feet to an iron pin, being the

southwesterly corner of Lot No. 2 of the James A. Tant, et al property, thence N 71° 3' 46" E 498.58 feet to the point of beginning and containing 1.962 acres, more or less, according to a survey prepared by James E. McAleer, R.L.S. #1133 dated March 23, 1993.

Being the same property conveyed to James A. Tant by deed of record in Book 8947, Page 929, Register's Office for Davidson County, Tennessee.

and all of the estate, right, title and interest of First Party therein, with all the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

IN WITNESS WHEREOF, First Party has hereunder set his hand the day and date first above written.

James A. Tant
James A. Tant

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county, the within named bargainor, James A. Tant, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained by signing his name hereto.

Witness my hand and official seal at office this 17th day of March, 1994.

Edith M. Ayers
Notary Public

EDITH M. AYERS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My commission expires: 1-25-97

28953

94 MAR 17 PM 12:36

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

3052 03/17 0101 03CHECK 8.00