This instrument prepared by
(and, upon recording, return to):
William E. Shofner, esq.
Waller Lansden Dortch & Davis
2100 Nashville City Center
511 Union Street
Nashville, TN 37219

BOOK 9564 PG 774

QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Map/Parcel Nos. |
|---|---|---|
| John M. Stewart, Jr.<br>6528 Hidden Hollow Trail<br>Brentwood, TN 37027 | Same | Map 119-9<br>Parcel 25;<br>Map 119-9<br>Parcel 28 |

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, LANDERS ASSOCIATES, a Tennessee general partnership composed of John M. Stewart, Jr. and Jack F. Milne, has bargained and sold, and by these presents does hereby convey and quitclaim to JOHN M. STEWART, JR. his heirs and assigns, all of its right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, as more specifically described in Exhibit A attached hereto.

This is improved property commonly known as 2712 Landers Avenue, Nashville, Tennessee.

Executed as of December 29, 1994.

LANDERS ASSOCIATES

By: _____
John M. Stewart, Jr., Partner

By: _____
Jack F. Milne, Partner

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17121228

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of the State and County aforesaid, John M. Stewart, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be a partner of Landers Associates, the within named bargainor, a Tennessee general partnership, and he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand at office in Nashville, Tennessee, this 30th day of December, 1994.

Susan Liuzza
Notary Public

My Commission Expires: 5-25-96

STATE OF FLORIDA)
COUNTY OF Duval)

Personally appeared before me, a Notary Public of the State and County aforesaid, Jack F. Milne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be a partner of Landers Associates, the within named bargainor, a Tennessee general partnership, and he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand at office in Jacksonville, Florida, this 28 day of December, 1994.

Elaine Brown
Notary Public

My Commission Expires: 1/14/96

ELAINE BROWN
MY COMMISSION # CC 173184 EXPIRES
January 14, 1996
BONDED THRU TROY FAIN INSURANCE, INC.

100366B3
16123328

AFFIDAVIT

BOOK 9564 PG 776

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration paid for this transfer is $ 0.00 .

AFFIANT

Sworn to and Subscribed
before me this 30th
day of December, 1994.

Notary Public

My commission expires: 5-26-96

23064
IDENTIF. & REFERENCE

95 JAN -5 PM 12:04
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

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EXHIBIT "A"

Parcel One: Land in Davidson County, Tennessee, being Lot No. 81, on the Revised and corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, as of record in Book 332, page 29, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the easterly side of Landers Avenue and extends back 247 feet and 8 inches on the northerly side and 272 feet and 1 inch on the southerly line to an alley in the rear on which it measures 56 feet.

Parcel Two: Land in Davidson County, Tennessee, being Lots No. 1 and 2 on the Plan of the Resubdivision of Lots 76 - 80 of the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, which Resubdivision Plan is of record in Book 5060, page 5, Register's Office for Davidson County, Tennessee, and which tract is more particularly described as follows:

Beginning at a point in the easterly margin of Landers Avenue, said point being the southwesterly corner of the said Lot No. 2 and also being the northwesterly corner of Lot No. 81 on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, of record in Book 332, page 29, said Register's Office.

Thence along said easterly margin of Landers Avenue, North 13 deg. 27' 22" East 250.00 feet to a point; being the northwesterly corner of said Lot No. 1; thence, leaving the margin of said Landers Avenue, South 72 deg. 56' 00" East 125.67 feet to a point on an alley being the northwesterly corner of said Lot No. 1; thence, following the westerly margin of said alley, South 12 deg. 23' 09" East 280.00 feet to a point, being the southeasterly corner of said Lot No. 2; thence leaving the margin of said alley, North 74 deg. 15' 00" East 247.67 feet along the southerly line of said Lot No. 2 to a point in the easterly margin of Landers Avenue, being the point of beginning.

Parcel One and Two being the same property conveyed to Landers Associates, a partnership composed of John M. Stewart, Jr. and Jack F. Milne, by deed from Robert E. Russell and wife, Georgianna W. Russell, of record in Book 7017, page 706, said Register's Office.

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