Box 51-A

BOOK 9655 PG 560

OWNER/RESPONSIBLE TAXPAYER
Del/Dane II, L.L.C.
P.O. Box 570
Gatlinburg, TN 37738
Tax I.D. No. _____

THIS INSTRUMENT PREPARED BY:
Gordon Lee Ownby, Jr., Atty.
Croley, Davidson & Huie
2210 Plaza Tower
Knoxville, TN 37929

QUIT-CLAIM DEED

THIS INDENTURE made this 1 day of January, 1995, by and between **FELICE BRYANT, unmarried,** of Sevier County, Tennessee, First Party, and **DEL/DANE II, L.L.C.,** Second Party;

W I T N E S S E T H :

THAT THE SAID First Party, for and in consideration of the sum of ONE and NO/100 DOLLARS ($1.00), and other good and valuable consideration, to her in hand paid by the said Second Party, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT CLAIMED, and does hereby bargain, sell, remise, release and QUIT CLAIM unto the said Second Party, all of First Party's right, title and interest in and to the following described premises, to-wit:

TRACT ONE: (Map 104-4, Parcel 130)
LAND in Davidson County, Tennessee, being Lot No. 13, on the Plan of Margaret R. Shield's Subdivision of Lots Nos. 5 and 6 in O. B. Hayes Rokeby Addition, as of record in Book 57, page 33, Register's Office for said county, and that portion of Alley No. 437, closed by Nashville City Council Bill No. 51-491, described according to a survey made by Joe M. Cummings, Surveyor, dated May 17, 1990, as follows:

LOT NO. 13 is described as follows:
BEGINNING at an iron pin in the southerly right of way (23 feet from the centerline) of Music Square South (formerly Grand Avenue; ref. Metro Council Bill No. 75-1331), said pin being South 81 deg. 35 min. 10 sec. East, 112.50 feet along said right of way from its intersection with the easterly right of way (25 feet from the centerline) of 17 Avenue South; thence with said right of way, South 81 deg. 35 min. 10 sec. East, 50.00 feet to an iron pin; thence with the westerly margin of Alley No. 440 (12 feet wide), South 9 deg. 30 min. 00 sec. West, 150.00 feet to an iron pin; thence with the northerly margin of Alley No. 437 (12 feet wide; closed by Nashville City Council Bill 51-491) North 81 deg. 35 min. 10 sec. West, 50.00 feet to an iron pin; thence with the easterly boundary line of property owned by General Council of Finance, of record in Deed Book 7924, page 899, in the Register's Office of Davidson County, Tennessee, North 9 deg. 30 min. 00 sec. East, 150.00 feet to the BEGINNING, containing 0.17 acre (7498.65 square feet), more or less.

PART OF ALLEY NO. 437 is described as follows:
BEGINNING at the intersection of the westerly margin of Alley No. 440 (12 feet wide) with the northerly margin of Alley No. 437 (12 feet wide; closed by Nashville City Council Bill No. 51-491); thence with said westerly margin, South 9 deg. 30 min. 00 sec. West, 6.00 feet to an iron pin; thence severing said Alley No. 437, as follows: North 81 deg. 35 min. 10 sec. West, 50.00 feet to an iron pin; North 9 deg. 30 min. 00 sec. East, 6.00 feet to an iron pin; thence with the southerly boundary line of Lot 13 on the Plan of Margaret R. Shields' Subdivision of Lots 5 & 6 in O. B. Hayes Rokeby Addition of record in Plat Book 57, page 33, in the Register's Office of Davidson County, Tennessee, South 81 deg. 35 min. 10 sec. East, 50.00 feet to the BEGINNING, containing 0.01 acre (299.95 square feet), more or less.

BEING the same property conveyed to Felice Bryant by deed from P.I.A.S. Services Company, Inc., dated May 18, 1990, and of record in Book 8112, page 320, in the Davidson County Register's Office.

THIS CONVEYANCE is made subject to:
(a) Retaining Wall Agreement of record in Book 7924, page 903, in the Register's Office for Davidson County, Tennessee;
(b) Utility Easement of record in Book 4604, page 744, in the Register's Office for Davidson County, Tennessee;
(c) Private rights of ingress and egress of others over that portion of the herein described property embraced within the bounds of Alley #437, closed by Ordinance No. 51-491.

TRACT TWO: (Map 93-13, Parcel 139)
LAND in Davidson County, Tennessee, being Lot No. 14 on the Plan of O. B. Hayes Small Lots as of record in Plat Book 1, page 69, Chancery Court of Nashville.
Said Lot No. 14 fronts 50 feet on the westerly side of Music Square East, formerly 16th Avenue South or Belmont or Bellmain Avenue and runs back between parallel lines 150 feet, more or less, to an alley.
This is improved property located at 27 Music Square East, Nashville, TN 37203.

BEING the same property conveyed to Felice Bryant by Warranty deed from Lura Bainbridge, unmarried, dated September 20, 1991, and of record in Book 8448, page 952, in the Register's Office for Davidson County, Tennessee.

TRACT THREE: (Map 104-8, Parcel 158)
LAND in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 12 on the Plan of O. H. Shields' Subdivision of Lot No. 69 on the Plan of O. B. Hayes' Rokeby Addition, of record in Book 161, page 158, Register's Office for said County.
Said part of Lot 12 fronts 50 feet on the westerly side of 19th Avenue South, formerly Everett Street, and runs back 159.7 feet on the northerly line and 163 feet, more or less, on the southerly line to an alley, measuring 50 feet thereon.

THIS CONVEYANCE is made subject to Covenant regarding use of property of record in Book 4842, page 122, in said Register's Office.

BEING the same property conveyed to Felice Bryant by deed from Progress, Inc., dated December 1, 1994, and of record in Book 9536, page 663, in the Davidson County Register of Deed's Office.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines of record.

and all the estate, right, title and interest of the First Party therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said Second Party, its successors and assigns forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Party has executed this instrument the day and year first above written.

FELICE BRYANT

4732 04/26 0101 03CHECK 12.00

STATE OF TENNESSEE)
)SS:
COUNTY OF SEVIER)

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, FELICE BRYANT, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in SEVIER County, this 1ST day of January, 1995..

Notary Public

My Commission expires:
December 29, 1997

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ -0- . Affiant .

Subscribed and sworn to before me this 1st day of January, 1995.

Notary Public

My Commission expires:
December 29, 1997

(ws21/wd/del.daneII)

PICK-UP

95 APR 26 PM 4:11
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

55061
IDENTIF. & REFERENCE