INSTRUMENT PREPARED BY:
CHAFFIN AND BURNSED
THIRD NATIONAL FINANCIAL CENTER, SUITE 1350
424 CHURCH STREET
NASHVILLE, TN 37219

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENN. RECORDING TAX PURPOSES IS -0-.

QUITCLAIM DEED

ADDRESS NEW OWNER SEND TAX BILLS TO: AS FOLLOWS:

Larry Garris
c/o Corner Music
2705 12th Ave. South
Nashville, TN 37204

MAP-PARCEL NUMBER

118-1-45
24W-00255

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Giles M. Carter and Maurice N. Foster, Jr., by these presents do hereby quitclaim and convey unto the said Larry Garris, his/her/its heirs, assigns, or successors, all my right, title and interest in and to the following described tract or parcel of land to-wit:

A tract of land in Davidson County, Tennessee, being part of Lot No. 21 in E. T. Noel's Subdivision, of record in Book 57, page 128, Register's Office for said County, described as follows:

Beginning on the westerly margin of 12th Avenue South 32-1/2 ft. northerly from the southeast corner of said Lot No. 21, being 52-1/2 ft. northerly from the northeast corner of the Old Toll Gate Lot; thence with the westerly margin of said Avenue northerly 52-1/2 ft; thence westerly 160 ft. more or less to a 20 ft. alley at a point 95 ft. northerly from the northwest corner of said Toll Gate Lot; thence southerly 47-1/2 ft.; thence easterly 160 ft. more or less, to the beginning.

Being the same property conveyed to Robert L. Jackson, Trustee, from Dr. Bill Hunter, and from Robert L. Jackson, Trustee, to Giles M. Carter and Maurice N. Foster, by Quitclaim Deed of record in Book 5864, Page 201, Register's Office for Davidson County, Tennessee.

Including but excluding therefrom a strip of land 9.78 ft., more or less, in width, conveyed to the City of Nashville by Guy Manning and wife, by deed of record in Book 855, page 628, said Register's Office, used for the purpose of widening Granny White Pike.

This is improved property known as 2705 12th Ave. S., Nashville, TN 37220.

The above property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises and without warranty.

IN WITNESS WHEREOF I have hereunto set my hand on this the 8th day of April, 1994.

Giles M. Carter

Maurice N. Foster, Jr.

PICK-UP

95 AUG 29 PM 4:00

0094403

IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Marjorie H. Cothran a Notary Public in and for said State and County, the within named Giles M. Carter, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of April, 1994.

Marjorie H. Cothran
NOTARY PUBLIC

My Commission Expires: January 27, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Maurice N. Foster, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledge(s) that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 8th day of April, 1994.

Marjorie H. Cothran
Notary Public

My Commission Expires: January 27, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is -0-.

1994 06/29 0101 01CASH 8.00

Affiant

Sworn to and subscribed before me this 8th day of April, 1994.

Marjorie H. Cothran
Notary Public

My Commission Expires: January 27, 1996