THIS INSTRUMENT PREPARED BY:
JOHN A. BEAM, III
Attorney at Law
2000 First Union Tower
150 Fourth Avenue North
Nashville, Tennessee 37219-2425

FROM: M. ANDREW HOLLAND, TRUSTEE ("GRANTOR")

TO: E. HOWARD BRANDON and wife RUTH A. BRANDON ("GRANTEE")

PROPERTY ADDRESS:	SEND TAX BILLS TO:	MAP/PARCEL:
118 Sixteenth Avenue South Nashville, Tennessee 37203	E. Howard Brandon and c/o B&B Brokers, Inc. 701 South 12th Street Murray, KY 42701	Pcls: 93-9, 93-13 203, 204, 205 206, 7

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by E. HOWARD BRANDON and wife, RUTH A. BRANDON, and further in consideration of the transfer made in connection with the simultaneous exchange of real properties transferred in a tax deferred like kind exchange under Section 1031 of the Internal Revenue Code of 1986, M. ANDREW HOLLAND, Trustee for the benefit of E. HOWARD BRANDON and RUTH A. BRANDON, has bargained and sold, and by these presents does transfer and convey unto the said E. HOWARD BRANDON and wife, RUTH BRANDON, their heirs, successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to wit:

TRACT NO. 1:

BEING the West 35 feet of Lot 197 and the East 35 feet of Lot 199 in McNairy's West Nashville Plan of record in Plan Book No. 1 of the Chancery Court, page 15, fronting 70 feet on the North side of Demonbreum Street, and running back between parallel lines, 166 feet to an alley.

SAID property herein conveyed begins at a point in the northern margin of Demonbreum Street 158 feet East from the northeast corner of Demonbreum Street and Sixteenth Avenue South or Belmont Avenue, running thence with the northern margin of Demonbreum Street, easterly 70 feet; thence northerly at right angles to Demonbreum Street, 166 feet to an alley; thence along the southerly margin of said alley, westerly 70 feet; thence southerly at right angles 166 feet to the beginning.

TRACT NO. 2:

BEING part of Lots Nos. 199 and 201 on McNairy's Plan of West Nashville Lots, as of record in Book 9, page 322, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the southeast corner of 16th Avenue South, formerly Belmont Avenue or Mulberry Street and an alley, being the northwest corner of Lot No. 201; thence with the southerly margin of said alley, easterly 158 feet; thence southerly, parallel with said Avenue, 82-1/2 feet to a stake 82-1/2 feet northerly from the northerly margin of Demonbreum Street; thence westerly, parallel with said Street, 158 feet to the easterly margin of 16th Avenue South; thence northerly with the easterly margin of said Avenue, 82-1/2 feet to the beginning.

TRACT NO. 3:

BEING the easterly 67.2 feet of the northerly part of Lot No. 135 on the plan of McNairy's West Nashville Lots, as of record in Book 9, pages 322 and 323, Register's Office for Davidson County, Tennessee, and Minute Book "C", pages 136 and 137, Chancery Court at Nashville, and more fully described as follows:

SAID part of Lot No. 135 fronts 67.2 feet on the southerly side of McGavock Street and runs back 114.4 feet on the easterly line and 114.1 feet on the westerly line to a dead line, measuring 67.2 feet thereon.

ALSO a right-of-way from the alley in the rear of said Lot 135 across the rear 53.6 feet, more or less, of said Lot No. 135 to the property herein described for ingress and egress to and from said property, for deliveries of coal and other things, said right-of way to be wide enough for the passage of trucks, wagons and like vehicles.

TRACT NO. 4:

BEING the westerly 48 feet of Lot No. 133 in McNairy's Plan of West Nashville Lots, as of record in Book 9, page 322, Register's Office for Davidson County, Tennessee, and in Minute Book "C", pages 136 and 137, Chancery Court at Nashville, and more fully described as follows:

BEGINNING on the southerly margin of McGavock Street at the corner of Lots Nos. 133 and 135; thence with the southerly margin of said street, eastwardly 48 feet, more or less, to Carrie Matthews' northwest corner; thence with her westerly line, southwardly 166 feet to the northerly margin of an alley; thence with said alley, westwardly 48 feet, more or less, to the corner of Lots Nos. 133 and 135; thence northwardly, with the line between said two lots, 166 feet to the beginning.

TRACT 5:

BEING the westerly 27 feet of the easterly 52 feet of Lot No. 133 on the plan of McNairy's West Nashville Lots, as of record in Book 9, page 322, Register's Office for Davidson County, Tennessee, and in Minute Book "C", pages 136 and 137, Chancery Court at Nashville.

SAID part of Lot No. 133 fronts 27 feet on the southerly side of McGavock Street and runs back between parallel lines 166 feet to an alley.

TRACT 6:

BEING the easterly part of Lot No. 135 on the Plan of McNairy's West Nashville Lots, as of record in Book 9, pages 322 and 323, Register's Office for Davidson County, Tennessee, also in minute Book "C", pages 136 and 137, Chancery Court at Nashville.

SAID part of Lot No. 135 fronts 70 feet 5 inches on the southerly side of McGavock Street, and extends back between parallel lines 166 feet to an alley.

TRACT 7:

BEING Lot No. 137 and the westerly 29 feet, 7 inches of Lot No. 135 on the map of McNairy's West Nashville Plan, as of record in Minute Book "C", pages 136 and 137, Chancery Court at Nashville.

INCLUDED but EXCLUDED from Tract 7 is that property conveyed to S.N. Frey, in Book 1217, page 352, Register's Office for Davidson County, Tennessee.

BEING Tract 1 through 5 of the same property conveyed to D.H. and Ruann, Inc., by deed from Aurora Publishers, Inc., as recorded in Book 4966, page 529, and Deed of Correction recorded in Book 5043, page 774, Register's Office for Davidson County, Tennessee; in addition to Quitclaim Deed from Shau-Hwa Jones, Trustee, of record in Book 9734, page 319, Register of Davidson County, Tennessee.

BEING Tracts 6 and 7 of the same property conveyed to Kiyono Corporation (Tracts 6 and 7) by Trustee Deed from Gilbert L. Cohen to Brion Corporation (now known as Kiyono Corporation, See Book 5826, Page 476, RODC) as recorded in Book 5076, page 771, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to M. Andrew Holland, trustee for the benefit of E. Howard Brandon and wife, Ruth A. Brandon, by Warranty Deed of Record in Book 9734, page 324, Register's Office for Davidson County, Tennessee.

This is improved property known as 118 Sixteenth Avenue, South, Nashville, Davidson County, Tennessee 37203.

This conveyance is subject to the following matters of record:

1. All matters shown on Plat recorded in Plat Book 1, Page 15;
2. Memorandum of Lease of record in Book 9311, Page 594; together with option to purchase at specified amounts; and

3. Lease Agreement of record in Book 6524, Page 751, establishing rental of five (5) parking spaces; and
4. Property Tax for 1995, a lien, currently due and payable.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said E. HOWARD BRANDON and RUTH A. BRANDON, their heirs, successors, and assigns, forever, in fee simple.

WITNESS my hand, this 23rd day of February, 1996.

M. Andrew Holland, Trustee

M. Andrew Holland, Trustee for the benefit of
E. Howard Brandon and Ruth A. Brandon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jean E. McCasland, a Notary Public in and for said State and County aforesaid, personally appeared M. ANDREW HOLLAND, Trustee, the bargainor, with whom I am personally acquainted, or who 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 office, this the 23rd day of February, 1996.

Jean E. McCasland
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TE

My Commission Expires: 1/20/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater, for this transfer is $NONE.

John A. Bear
Affiant

Subscribed and sworn to before me this 23rd day of February, 1996.

Jean E. McCasland
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TE

My Commission Expires: 1/20/99

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IDENTIF. ↑ REFERENCE

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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