BOOK 9976 PG 411

This instrument prepared by
F. Clay Bailey, Jr., Esq.
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

Address New Owner as follows:	Send tax bills to:	Map-Parcel:
Andrew Ewing, Jr. and Ada Trice Smith as Co-Trustees 805 FOSTER HILL NASHVILLE, TN 37215	**Same**	**Map 93-10 Parcels**

Mail

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Andrew Ewing, Jr. and Ada Trice Smith, Co-Executors of the Estate of William Madison Smith,** hereinafter called Grantor, by these presents does transfer, quitclaim and convey unto **Andrew Ewing, Jr. and Ada Trice Smith, Co-Trustees under the will of William Madison Smith,** of record in Will Book 191, page 534, Probate Court Clerk's Office for Davidson County, Tennessee, hereinafter called Grantees, Grantees' and assigns all of Grantors' right, title and interest in and to certain real property, being that property conveyed to the Grantees under the said will of William Madison Smith, lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

See Exhibit A attached hereto.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this 28th day of Feb, 1996.

Andrew Ewing, Jr. and Ada Trice Smith, Co-Executors of the Estate of William Madison Smith

Andrew Ewing, Jr., Co-Executor

Ada Trice Smith

Ada Trice Smith, Co-Executor

0159258
IDENTIF. + REFERENCE

96 MAR 12 PM 12:08
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9976 PG 412

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Andrew Ewing, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 21 day of February, 1996.

Lisa A. Johnston
NOTARY PUBLIC

My Commission expires: MY COMMISSION EXPIRES MARCH 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ada Trice Smith, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 28 day of Feb, 1996.

Joel Sims
NOTARY PUBLIC

My Commission expires: 3-22-97

BOOK 9976 PG 413

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me this 21 day of February, 1996.

NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES MARCH 22, 1997

genfcb\ewingqt.ded

7520 03/12 0101 01CASH 36.00

EXHIBIT A

Map 93-10, Parcel 229 -

Land in Davidson County, Tennessee, being the south 23 feet of Lot 8 and the north 16 feet of Lot 9 of the Barrow Grove Plan, as per plan recorded in Book "S", page 612, Register's Office for Davidson County, Tennessee.

Said parts of Lots 8 and 9 front 39 feet on the east side of Sixth Avenue South, formerly South High Street, and runs back between parallel lines 210 feet to an alley.

Being the same property conveyed to W. Madison Smith, et ux by deed from Shelby Madison Smith and Lillian Rachel Smith Price, of record in Book 7821, page 422, Register's Office for Davidson County, Tennessee.

Map 93-10, Parcel 230 -

Being the southerly 20 feet of Lot No. 6, all of Lot No. 7, and the northerly 38 1/4 feet of Lot No. 8 on the Map of Barrow Grove, of record in Book "S", page 279, Register's Office for Davidson County, Tennessee.

Said Property fronts 118 1/4 feet on the easterly side of 6th Avenue, South, and runs back between parallel lines 210 feet, more or less, to an alley in the rear.

Being the same property conveyed to Madison Smith by deed from Buford C. Earnhardt and Douglas M. Johnson, of record in Book 7074, page 800, Register's Office for Davidson County, Tennessee.

Map 93-10, Parcel 231 -

Land in Davidson County, Tennessee, being part of lots numbers Five (5) and Six (6) in the plan of "Barrow Grove" as of record in Book "S", page 279, of the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the east side of 6th Avenue South, formerly High Street, at a point Fifty (50) feet southerly from the southeast corner of 6th Avenue South and Lincoln Alley, now Peabody Street; thence southwardly along the east side of 6th Avenue South (50) feet; thence at right angles eastwardly Two Hundred and ten (210) feet to an alley; thence at right angles, northwardly along said alley Fifty (50) feet; thence at right angles westwardly Two hundred and ten (210) feet to the beginning, and being Ten (10) feet off the south side of said lot No. 5 and Forty (40) feet off the north side of lot No. 6.

Being the same property conveyed to Madison Smith by deed from Carol Weiner Wile and husband, Richard F. Wile, of record in Book 6005, page 449, Register's Office for Davidson County, Tennessee.

Map 93-10, Parcel 232 -

Being the northern 50 feet of Lot 5 of the Barrow Grove Plan of record in Plat Book 5, page 279, Register's Office for Davidson County, Tennessee, beginning at the intersection of the southern margin of Peabody Street (formerly Lincoln Alley) with the eastern margin of 6th Avenue, South, (formerly High Street); running thence southerly along the eastern margin of 6th Avenue, South (formerly High Street) 50 feet; thence at right angles easterly 210 feet to an alley; thence northerly along said alley 50 feet to the southern margin of Peabody Street (formerly Lincoln Alley); thence westerly along the southern margin of said Peabody Street, the beginning, and being part of the property conveyed to Paul S. Cohn and A. Marice Loveman by Paul S. Cohn and other by deed of record in Book 918, page 93, Register's Office for said County.

Being part of the same property conveyed to Madison Smith by deed from Lucille A. Loveman, of record in Book 6002, page 11, Register's Office for Davidson County, Tennessee.

Map 93-10, Parcels 182, 186, 187, 188 and 199 -

Tract No. 1:

Being Lots Nos. 49 and 50 of the Map of the Wilson Springs Property, of record in Book "G", page 230, of the Chancery Court at Nashville. Said lots adjoin and front together 77 feet on the northerly side of Peabody Street and run back between lines, 123 feet on the west line of Lot 49 and 107 1/2 feet on the east line of Lot No. 50, along the westerly margin of an alley, to a dead line in the rear on which it measures 74 feet.

Tract No. 2:

Being Lots Nos. 51 and 52 on the Map of the Wilson Springs Property of record in Minute Book "G", page 230, of the Chancery Court at Nashville and described as follows: Beginning at the northwest corner of Sixth Avenue, South formerly High Street, and Peabody, formerly McEwen Street, thence northerly with Sixth Avenue, South 77 feet to a point, being the northeasterly corner of Lot No. 51; thence north 72 deg. 45 min. east 160.30 feet, more or less, to a point in an alley being the common corner of said Lot No. 51 and Lot No. 12 in the Resubdivision of Lot No. 49 of "Southfield", said resubdivision being not of record, but with "Southfield" of record in Book "N", page 459, said Register's Office; thence in a southeast direction along the easterly margin of said alley 105.5 feet, more or less, to a point in the northerly margin of Peabody, formerly McEwen Street; thence in a northeasterly direction with the northerly margin of said Peabody Street 160 feet to the point of beginning, being the southeasterly corner of said Lot No. 52 at the

intersection of Sixth Avenue, South and Peabody Street. For a detailed description of said two lots see the survey of T.R. Sanford dated August 12, 1958.

Tracts Nos. 1 and 2 are part of the property conveyed by Mary Greenlaw Coble, et vir. to Maryland Realty Company by deed of record in Book 3824, page 602, Register's Office for Davidson County, Tennessee.

Tract No. 3:

Being a small triangular part from the southerly portion of Lot 12 in the resubdivision of Lot No. 49 of "Southfield", said resubdivision being not of record, but the "Southfield" of record in Book "N", page 459, Register's Office of Davidson county, and being more particularly described as follows: Beginning at a point marked by a chiseled cross in concrete on the westerly margin of Sixth Avenue South, said point being the southeasterly corner of the said Lot No. 12 and marking the Northeasterly corner of Lot 24 of the Wilson Spring property as recorded in Book 14, page 344, Register's Office of Davidson County, and being also the northeasterly corner of Lot 51 of the Wilson Spring Addition as of record in Minute Book "G", page 230, Davidson County Chancery Court; thence along the westerly margin of Sixth Avenue South, north 27 deg. 30 min. west 27.65 feet to a point, said point being located south 27 deg. 30 min. east 65.46 feet from an iron pipe marking the northeasterly corner of Lot 11, resubdivision of said Lot 49 of "Southfield"; thence south 62 deg. 49 min. west 157.74 feet to the southwesterly corner of Lot 12 and the Northwesterly corner of said Lot 51 of the Wilson Spring Addition, said point being located south 27 deg. 26 min. east 65.46 feet from an iron bolt marking the northwest corner of said Lot 11; thence along the common line between said Lot 12 and said Lot 51 north 72 deg. 45 min. east 160.30 feet to the point of beginning, the whole containing 0.050 acres, more or less. Being part of the property conveyed by Mary Greenlaw Coble, et vir., to Maryland Realty Company by deed of record in Book 3824, page 602, Register's Office for Davidson County, Tennessee.

Tract No. 4:

Parcel A:

Being the northerly 22 feet of Lot No. 3 on the Wilson Spring Plan of lots, as of record in Book 14, page 344, Register's Office for said County.

Said northerly part of lot no. 3 fronts 22 feet, more or less, on the westerly said of 6th Avenue, South, formerly High Street and runs back between parallel lines 125 feet, more or less, to an alley.

Parcel B:

Being the southerly 22 feet of lot No. 4 on the Plan of the Wilson Springs Property, as of record in Book No. 14, page 344, Register's Office for said County.

Said southerly part of lot No. 4 fronts 22 feet on the westerly side of 6th Avenue South, formerly High Street, and runs back between parallel lines 126 feet, more or less, to an alley.

Said two parcels are part of the property conveyed by Mary Greenlaw Coble, et vir., to Maryland Realty Company by deed of record in Book 3824, page 602, Register's Office for Davidson County, Tennessee.

Parcel C:

Land in Davidson County, Tennessee, being the north 11 feet of Lot No. 4 and the South 11 feet on Lot No. 3 on the Map of Wilson Spring Addition, of record in Book 14, page 344, Register's Office for said County.

Said parts of said lots adjoin and front together 22 feet on the west side of 6th Avenue South, formerly High Street, and run back between lines 125 feet more or less to an alley.

Being part of the property conveyed to Mary Greenlaw Coble, et vir., to Maryland Realty Company by deed of record in Book 3824, page 602, Register's Office for Davidson County, Tennessee.

Parcel D:

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the plan of the Wilson Spring Property, as of record in Book 14, page 344, Register's Office for said County.

Said Lots Nos. 1 and 2 fronts 33 feet each on the westerly side of 6th Avenue South, formerly High Street, and run back between parallel lines 120 feet to an alley, Lot No. 1 running back with the southerly margin of Peabody Street, formerly McEwen Street.

Being the same property conveyed to Maryland Realty Company be deed from Nettie Wilson Bolton and Minnie L. Howard, of record in Book 2812, page 442, Register's Office for said County.

Parcel E:

Being Lots Nos. 5 and 6 on the Wilson Spring Tract, as of record in Book 14, page 344, Register's Office for said County.

Said lots adjoin and front 66 feet on the west side of 6th Avenue South, and run back between parallel lines 130 feet, more or less, to an alley.

Being the same property conveyed to Maryland Realty Company, by deed from Louis Komisar, Sol Komisar, and Max Komisar, Co-Trustees, of record in Book 2788, page 611, Register's Office for said County.

Parcel F:

Being Lot No. 7 on the plan of Wilson Spring Property, as of record in Minute Book "C", page 510, Chancery Court for said County.

Said Lot No. 7 fronts 33 feet on the westerly side of 6th Avenue South, formerly High Street, and runs back between parallel lines 135 feet, more or less, to an alley.

Being the same property conveyed to Maryland Realty Company, by deed from Leon Gilbert, of record in Book 2809, page 346, Register's Office for said County.

INCLUDED in the above description, but EXCLUDED therefrom is the following tract of land:

Beginning on the west side of Sixth Avenue South at the common point of Lots 7 and * Wilson Springs Tract as of record in Plat Book 14, page 344, Register's Office for Davidson County, Tennessee; thence southwesterly with the common boundary of said two lots 133.10 feet to the center of an alley now closed, thence with the center of said alley in a northwesterly direction 15.67 feet to a point, thence North 64 deg. 54' East 122.22 feet, more or less, to the westerly margin of sixth Avenue South, thence southeasterly with the west margin of Sixth Avenue South 16.64 feet to the point of beginning, containing 2163 square feet or .049 acres, more or less, as shown on Boundary Survey December 11, 1874, by Michael M. Holmes Co., for Madison Smith of Lots 8 through 18 and 23 Wilson Springs Tract, Plat book 14, page 344, said Register's Office.

Parcel G:

Commencing at a point in the center line of the alley now closed on the south side of Peabody Street, ten feet east of the northeasterly corner of Lot 23 Wilson Springs Tract, as of record in Plat Book 14, page 344, Register's Office for Davidson County, Tennessee, thence westerly with the southerly margin of Peabody Street A distance of 20 feet to a point, thence South 27 deg. 2' 56" east a distance of 215.52 feet, more or less, to a point in the center of said ally now closed, thence North 21 deg. 44' 1" west with the center line of said alley to the southerly margin of Peabody Street at the point of beginning, containing 2153 square feet or .049 acres, more or less, and being part of the said Lot 23, conveyed to Madison Smith by deed from Protective Insurance Agency, Inc., of record in Book 4918, page 554, said Register's Office and part of said alley, now closed. See boundary Survey by Michael V. Holmes Co., December 11, 1974, for Madison Smith of Lots 8 through 18 and 23 Wilson Springs Tract, Plat Book 14, page 344, said Register's Office.

Being the same property conveyed to Maryland Realty Company, by deed from Madison Smith, or record in Book 4959, page 941, Register's Office for said County.

TRACT NO. 5:

Land in Davidson County, Tennessee, being the south party of Lot No. 50 in Southfield Addition of Nashville, as of record in Book "N", page 459, for said County.

Beginning at a point on the easterly margin of 7th Avenue South, 195 feet south from the southeast corner of Shirley Street and Seventh Avenue South; thence with the east margin of Seventh Avenue South, southerly 78 feet to the southwest corner of said Lot No. 50; thence with the southerly boundary line of said Lot No.50, eastwardly 178 1/2 feet to a point on the west margin of an alley; thence with the westerly margin of said alley, northerly 103 feet to a point; thence westwardly 161 1/2 feet to the point of beginning.

Being the same property conveyed to Maryland Realty Company, by deed from Mary Greenlaw Coble and husband, Neely B. Coble, or record in Book 4092, page 886, Register's Office for said County.

TRACT NO. 6:

Being a part of the "Wilson Spring Plan", beginning at a point on the northern line of McEwen (or Peabody) Street, which point is seventy-seven (77) feet westwardly from the northwest corner of said street and an alley; which is the first alley intersecting said street westwardly from the intersection of said McEwen (or Peabody) Street westwardly thirty (30) feet and running back between parallel lines, the eastern one of said lines being one hundred twenty-three (123) feet long and the western one of said lines being one hundred thirty-two (132) feet long, and being the "Third Tract" described in a deed from A.M. Loveman et als to A.M. Loveman et al. recorded November 30, 1935, in Book No. 980, pages 500-504, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maryland Realty Company by deed from Paul S. Cohn and wife, Lahela J. Cohn, or record in Book 4139, page 424, Register's Office for said County.

TRACT NO. 1 THROUGH TRACT NO. 6

Being the same property conveyed to Madison Smith by deed from Maryland Realty Company of record in Book 6005, page 453, Register's Office for Davidson County, Tennessee.