Box 38

0160782

IDENTIF. ↑ REFERENCE

This Instrument Prepared By:
Richard A. Johnson
TRABUE, STURDIVANT & DeWITT
2500 Nashville City Center
511 Union Street
Nashville, TN 37219-1738

96 MAR 15 PM 4:20
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

9981 PG 123

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel No.
Estate of James H. Strother Hugh C. Howser, Sr., Executor Trabue, Sturdivant & DeWitt 511 Union Street Suite 2500, Nashville City Center Nashville, Tennessee 37219	Same	Map: 82-14 Parcel: 76

WHEREAS, James H. Strother, as Grantor, conveyed certain real property described more completely below to a trust known as the "James H. Strother Retained Annuity Trust" created by an instrument dated December 31, 1992 (the "trust instrument"), and for which James H. Strother was trustee; and

WHEREAS, James H. Strother died on November 15, 1995, and was succeeded by Hugh C. Howser, Jr. as trustee of the James H. Strother Retained Annuity Trust; and

WHEREAS, pursuant to Article III, paragraph A of the trust instrument, upon the death of James H. Strother, the trust estate, including the property described below, shall be transferred, conveyed and paid over to the Estate of James H. Strother.

NOW, THEREFORE, for and in consideration of the premises, and no monetary consideration, HUGH C. HOWSER, JR, SUCCESSOR TRUSTEE UNDER THE JAMES H. STROTHER RETAINED ANNUITY TRUST (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto THE ESTATE OF JAMES H. STROTHER, HUGH C. HOWSER, SR., EXECUTOR, all of his right, title and interest in the following described property in the County of Davidson, State of Tennessee, and more particularly described as follows

> A tract of land fronting on Second Avenue, North (formerly Market Street), at the Louisville and Nashville railroad in the City of Nashville, Davidson County, Tennessee, and more particularly described as follows:
>
> Beginning at a point in the northeast line of Second Avenue, North, twenty-three and four tenths (23.4) feet northwestwardly as measured along said northeast line of Second Avenue, North, from a point in the center line of the southbound main track of the Louisville Division, formerly the Main Stem Second Division, of the railroad of the Grantor; thence North 62 degrees 45' East along a line at right angles to Second Avenue, North, a distance of seventy-eight and thirty hundredths (78.30) feet to a point; thence North 51 degrees 06' East a distance of one hundred twenty-six and fifty-seven hundredths (126.57) feet to a point which is fourteen (14) feet measured

northwestwardly along a radial line from Grantor's Track No. 92; thence northwardly along a curve to the left, having a radius of two hundred seventeen and one hundredths (217.01) feet and parallel to and fourteen (14) feet generally westwardly from and parallel to said Track No. 92, a distance of one hundred sixty-eight and thirty-three hundredths (168.33) feet to a point, said last named curved line having a long chord of one hundred sixty-four and fourteen hundredths (164.14) feet as measured along a course North 10 degrees 43' East; thence South 62 degrees 45' West a distance of three hundred three and twenty-five hundredths (303.25) feet to a point in the northeast line of Second Avenue, North; thence South 27 degrees 15' East along said northeast line of Second Avenue, North, a distance of one hundred fifty-four and ninety-five hundredths (154.95) feet to the point of beginning, containing thirty-eight thousand, sixty-one (38.061) square feet or eight hundred seventy-four thousandths (0.874) acres, more or less.

Being the same property conveyed to James H. Strother, Trustee of the James H. Strother Retained Annuity Trust Dated December 31, 1992 by quitclaim deed from James H. Strother, of record at Book 8830, page 69, Register's Office for Davidson County, Tennessee.

This is improved property known as 616 Second Avenue, North, Nashville, Tennessee 37201.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20 day of February, 1996.

HUGH C. HOWSER, JR., Successor Trustee

* * * * *

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Hugh C. Howser, Jr., Successor Trustee, 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 20 day of February, 1996.

Tracey A. Brooks
NOTARY PUBLIC

My Commission Expires: 7/25/98

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON

The actual consideration for this transfer of property is "None."

AFFIANT

Sworn to and subscribed before me this

30 day of February, 1996.

Notary Public

My Commission Expires: 7/25/98

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