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IDENTIF. + REFERENCE

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

95 MAR 15 PM 4:20

REGISTER
DAVIDSON COUNTY, TN.

BOOK 9981 PG 126

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 Parcels: 17 & 18

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:

Parcel 1:

Being part of Lot 18 in the Original Plan of Nashville and described as follows:

Beginning at a point on the east side of Third Avenue North (formerly North College Street) fifty-four (54 feet five and one-half (5-1/2) inches north of Locust Street; thence east with Weakley's line sixty-four (64) feet to the east end of brick wall as mentioned in a deed of record in Book 43, page 136, Register's Office for Davidson County, Tennessee; thence north six and one-half (6-1/2) inches; thence east eighty (80) feet four (4) inches; thence north two (2) feet eleven (11) inches; thence east one hundred forty-four (144) feet four (4) inches to a point on the western margin of Second Avenue, North (formerly North Market Street) fifty-seven (57) feet

eleven (11) inches north of Locust Street ; thence north with said Second Avenue, North (formerly North Market Street) twenty-two (22) feet; thence west one hundred twenty (120) feet; thence north three and three-quarter (3-3/4) inches; thence west one hundred sixty-eight feet (168) eight (8) inches to Third Avenue North (formerly College Street); thence south twenty-five (25) feet six and one-half (6-1/2) inches to the beginning.

Parcel 2:

Part of Lot 18 in the Original Plan of Nashville, not registered, described as follows:

Beginning on the westerly margin of Second Avenue North (formerly Market Street) twenty-two (22) feet northerly from the northerly margin of Locust Street, being Leickhardt's northeast corner; thence with the westerly margin of said Second Avenue North (formerly Market Street) northerly thirty-five (35) feet eleven (11) inches, more or less, to the southeast corner of a part of said lot, conveyed by Hirsch, Trustee, to W. T. Linck; thence with the southerly line of said Linck's lot, westerly, one hundred thirty-six and one-third (136-1/3) feet, more or less, to the easterly margin of a private alley; thence with the easterly margin of said alley, southerly fifty-seven (57) feet eleven (11) inches, more or less, to the northerly margin of Locust Street; thence with said margin easterly twenty-two and one-third (22-1/3) feet, more or less, to the southwest corner of said Leickhardt's lot; thence northerly twenty-two (22) feet to the northwest corner of said lot; thence with the northerly line of said lot easterly one hundred fourteen (114) feet to the beginning.

Parcel 3:

Part of Lot 18 in the Original Plan of Nashville, not registered, described as follows:

Beginning at the northeast corner of Third Avenue North, formerly College Street, and Locust Street or alley; thence with the easterly margin of said Avenue northerly fifty-four (54) feet five and one-half (5-1/2) inches; thence easterly at right angles to said Avenue sixty-four (64) feet, more or less, to the east end of a brick wall; thence northerly six and one-half (6-1/2) inches; thence easterly with Linck's line eighty (80) feet four and one-half (4-1/2) inches to said Linck's southeast corner; thence southerly parallel with said Avenue fifty-five (55) feet to the northerly margin of Locust Street; thence westerly said street one hundred forty-four (144) feet four and one-half (4-1/2) inches to the beginning.

Parcel 4:

Part of Lot 18 in the Original Plan of Nashville, not registered, described as follows:

Beginning at the northwest corner of Second Avenue North, formerly Market Street and Locust Street; thence with the westerly margin of said Second Avenue North, northerly twenty-two (22) feet; thence westerly and parallel with Locust Street one hundred fourteen (114) feet; thence southerly twenty-two (22) feet to the northerly margin of said Locust Street; and thence with the northerly margin of said Locust Street easterly one hundred fourteen (114) feet to the beginning.

INCLUDED in the foregoing description but specifically EXCLUDED therefrom is the westerly eighteen and one-half (18-1/2) feet of said property which was taken for the widening of Third Avenue North.

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 in Book 8830, page 65, Register's Office for Davidson County, Tennessee.

This is improved property known as 600 Third 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 20 day of February, 1996.

Tracey A Brooks
Notary Public

My Commission Expires: 7/25/98

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