[redacted]

File in Box 33-B

NAME AND ADDRESS OF NEW OWNER:
Poonam Idnani
1800 West End Avenue
Nashville, TN 37203

THIS INSTRUMENT PREPARED BY:
George H. White, P.C.
Attorney at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owner

BOOK 9988 PG 39

QUITCLAIM DEED

This instrument made and entered into on this the 15TH day of February, 1996, by and between Sham Idnani, Party of the First Part, and Poonam Idnani, Party of the Second Part.

W I T N E S S E T H:

That FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, receipt of which is hereby acknowledged, the Party of the First Part conveys and quitclaims unto the Party of the Second Part all of his right, title and interest in and to a certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

ALL TRACTS AND/OR PARCELS OF LAND LYING, LOCATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

(Lot Nos. 116 & 117: MAP 92-12, PARCEL 470, Field Book #9W-6005; Lot No. 119: MAP 92-12, PARCEL 472, Field Book #9W-6020; Lot Nos. 132 & 133: MAP 92-12, PARCEL 477, Field Book #9W-7500; Lot Nos. 130 & 131: MAP 92-16, PARCEL 156, Field Book #9W-7520)

This is improved property located at 1800 West End Avenue, Nashville, Tennessee 37203.

IN TESTIMONY WHEREOF, the Party of the First Part has hereunto set his signature, on the day and date first above written.

Sham Idnani
Sham Idnani

96 MAR 22 PM 12:13
FELIX Z. ELSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0162982

STATE OF TENNESSEE)
ss.
COUNTY OF Rutherford)

On this 15TH day of February, 1996, before me personally appeared Sham Idnani, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing Quitclaim Deed and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at this office in Murfreesboro, Tennessee, on this the 15TH day of February, 1996.

Jerry A. Cook
Notary Public

My Commission expires: March 16, 1999

RUTHERFORD CO.

[redacted]

BOOK 9988 PG 40

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none.

Affiant

Sworn to and subscribed before me this the 15th day of February, 1996.

Notary Public

My Commission expires: 7/24/99

1549 03/22 01:01 03CHECK 16.00

TRACT NO. I:
A tract of land in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, and being Lots Nos. 130 and 131 on the Plan of John Boyd Home Place, as of record in Plat Book 21, Page 39, Register's Office for Davidson County, Tennessee, and being more particularly described as follows, according to a survey by Burkhalter Hickerson Associates, Inc.:

BEGINNING at an iron pin set on the back edge of a sidewalk, the North right-of-way line of West End Avenue, a 90 foot road, southwestwardly 100.00 feet along the North right-of-way line of West End Avenue from the West right-of-way line of 18th Avenue North, a 50 foot road; thence, with the back edge of the sidewalk South 57° 11' 57" West 100.00 feet to an iron pin set; thence, with the East boundary line of Lot No. 129, John Boyd Home Place, the property of Emerik Properties Corporation, as recorded in Book 4864, Page 626, said Register's Office, North 32° 45' 38" West 160.00 feet to an iron pin set; thence, with the South right-of-way of Alley No. 382, a 20 foot alley, North 57° 11' 58" East 99.98 feet to a railroad spike set; thence, with the West boundary line of Lot No. 132, John Boyd Home Place, the property of Eighteen Hundred Corporation, as recorded in Book 2857, Page 575, said Register's Office, South 32° 46' 04" East 160.00 feet to the point of BEGINNING, containing 16,000 square feet or 0.368 acres, more or less.

TRACT NO. II:
A tract of land in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, and being Lot No. 119 on the Plan of the John Boyd Home Place, as of record in Plat Book 21, Page 39, said Register's Office, and being more particularly described as follows:

BEGINNING at an existing iron pin at the back edge of a sidewalk the South right-of-way line of Hayes Street, a 50 foot road, southwestwardly 150.00 feet along the South right-of-way of Hayes Street from the West right-of-way line of 18th Avenue North a 50 foot road; thence, with the West boundary line of Lot No. 118, John Boyd Home Place, the property of Joe M. Rogers, as recorded in Book 6453, Page 533, said Register's Office, South 32° 48' 33" East 180.08 feet to an existing iron pin; thence, with the North right-of-way line of Alley No. 382, a 20 foot alley, South 36° 54' 21" West 50.15 feet to an iron pin set; thence, with the East boundary of Lot No. 120, John Boyd Home Place, the property of Emerik Properties Corporation as recorded in Book 4864, Page 626, said Register's Office, North 32° 45' 38" West 180.00 feet to an iron pin set; thence, with the back edge of the sidewalk, the South right-of-way line of Hayes Street, North 56° 48' 49" East 50.00 feet to the point of BEGINNING, containing 9,008 square feet or 0.207 acres, more or less.

TRACT NO. III:
BEING all of Lot No. 132 and Lot No. 133 on the Plan of the John Boyd Home Place, as of record in Plat Book 21, Page 39, said Register's Office, and being more particularly described as follows:

BEGINNING at a chiseled X on sidewalk, said point being the Southeast corner of the herein described tract, and being further described as being the intersection of northerly margin of West End Avenue and the westerly margin of 18th Avenue North; thence, in a westerly direction with the northerly margin of West End Avenue South 57° 11' 57" West 100.00 feet to an iron pin set; thence, leaving said margin in a northerly direction with the easterly lot line, Lot No. 131, said recorded plat; North 32° 46' 04" West 160.00 feet to a railroad spike set; thence, in an easterly direction with the South margin of Alley No. 382, North 57° 11' 58" West 99.98 feet to a P.K. nail set; thence, in a southerly direction with the West margin of 18th Avenue North, South 32° 46' 25" East 160.00 feet to a point of BEGINNING, containing 15,998.08 square feet or 0.367 acres.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING, OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TRACT NO. IV:
BEING all of Lot No. 116 and Lot No. 117 on the Plan of the John Boyd Home Place, as of record in Plat Book 21, Page 39, said Register's Office, and being more particularly described as follows:

BEGINNING at an iron pin set, said point being the Northeast corner of the herein described tract and being further described as being the intersection of the South margin of Hayes Street and the West margin of 18th Avenue North; thence, in a southerly direction with westerly margin of 18th Avenue North, South 32° 46' 25" East 180.00 feet to an iron pin set, said point being the Northwest corner of intersecting margins of 18th Avenue North and Alley No. 382; thence, in a westerly direction with the North margin of Alley No. 382, South 57° 09' 58" West 99.90 feet to a railroad spike set; thence, leaving said margin in a northerly direction with East lot line, Lot No. 118, Cherokee Equity Corporation, as recorded in Book 6453, Page 533, said Register's Office, North 32° 45' 18" West 180 feet to an iron pin found, said point being in the South margin of Hayes Street; thence, in an easterly direction with a South margin of Hayes Street, North 57° 09' 58" East 99.92 feet to the point of BEGINNING, containing 17,990.85 square feet or 0.413 acres, more or less.

Being the same property conveyed to Sham Idnani by deed from Buckhead Tifton: LaGrange, Inc. appearing of record in Book 8684, page 83, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, conditions, easements, setback lines and reservations of record; and to the zoning regulations of the appropriate governmental body.