BOOK 10199 PG 121

Map 104-02
Par 321

QUIT-CLAIM DEED

THIS INSTRUMENT made and entered into on this the 20th day of Sept. 1996, by and between Tom R. Burks and Mary Katherine Burks, hereinafter referred to as "Party(ies) of the First Part", and Tom R. Burks, Charles W. Strader, Jr., and Paul A. Demonbreun, doing business as a partnership known as West End Ventures, hereinafter known as "Party(ies) of the Second Part.

WITNESSETH

The parties of the First Part, transfer for value their individual one-half (1/2) undivided interest in the property described below. That for and in consideration of the sum of One ($1.00) Dollar, cash paid in hand, the receipt of which amount being hereby acknowledged, and other good and valuable considerations, the Party(ies) of the First Part conveys, remises and releases and forever quitclaims unto the Party of the Second Part, all of his right, title, estate and interest in and to the following described real estate situated in Davidson County, Tennessee, to-wit:

1398 09/23 0101 03CHECK 8.00

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Euclid Subdivision of a part of Lots Nos. 42 and 43, Boyd Cockrill Spring Tract, as of record in Book 421, Page 86, Register's Office for Davisdson County, Tennessee, Described as follows:
BEGINNING at a point in the easterly margin of 30th Avenue North at the corner of Lots Nos. 7 and 8; thence, with the line between said lots, easterly 105.3 feet to the West margin of an alley; thence, with the margin of said alley; thence, southerly 22 feet to the intersection of the North line of another alley; thence, with the margin of said second alley, westerly 12 feet to a turn in said alley; thence, with said alley southerly 28 feet to the corner of Lots Nos. 6 and 7; thence, with the line between said lots, westerly 93.3 feet to the East margin of the 30th Avenue North; thence, with the margin of the same, northerly 50 feet to the point of BEGINNING.
BEING the same property conveyed to Regina Stern and Esther Loeb, tenants in common, by Quitclaim Deed from Chana Heitler, widow, of record in Book 6279, Page 593, Register's Office for Davidson County, Tennessee. (Continued)
THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantors herein.

~~TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said Tom R. Burks, Charles W. Strader, Jr., and Paul A. Demonbreun, doing business as a partnership known as West End Ventures, their heirs and assigns, forever.~~

IN TESTIMONY WHEREOF, the Parties of the First Part have caused this instrument to be signed on this 20th day of Sept, 1996.

Tom R. Burks

Mary Katherine Burks

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public, in and for the aforesaid state and county, TOM R. BURKS, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged to me that he executed the within and foregoing instrument for the purposes therein contained.

WITNESS my hand and seal of office in Davidson County, Tennessee on this 20 day of Sept, 1996.

NOTARY PUBLIC

My Commission Expires: 5/23/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, MARY KATHERINE BURKS, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged to me that she executed the within and foregoing instrument for the purposes therein contained.

WITNESS my hand and seal of office in Davidson County, Tennessee on this 20 day of Sept, 1996.

NOTARY PUBLIC

My Commission Expires: 5/23/98

THIS INSTRUMENT WAS PREPARED BY:

Robert M. Asbury, P.C.
Robert M. Asbury
Attorney at Law
214 Second Avenue North
Suite 4 Ground Floor
Nashville, Tennessee 37201

*Also, being the same property conveyed to Tommy R. Burks and wife, Mary Katherine Burks by deed recorded in Book 9904, Page 162, Register's Office of Davidson County, TN.

New Owner/Send Tax Bills To:

Tom R. Burks, et al
118 30th Avenue N.
Nashville, Tn.

Mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 23rd DAY OF Sept 1996

Deputy Register

0227983
IDENTIFICATION REFERENCE

96 SEP 23 AM 10:47
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.