BOOK 10246 PG 784

# QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: PETER H. CURRY, ESQ., TUKE YOPP & SWEENEY, NATIONSBANK PLAZA, SUITE 1100, 414 UNION STREET, NASHVILLE, TN 37219.

**GRANTOR:** S&G Properties, a Tennessee general partnership

**GRANTEES:** The Estate of Emanuel Schatten, the Paul Gold Family Trust, Bruce H. Gold and Joan Gold Cypress

| Address New Owner as Follows: | Send Tax Bills: | Map Parcel No. |
|---|---|---|
| Schatten Properties<br>1617 Hayes Street<br>Nashville, TN 37203 | same | Map 102-4 Parcel 96+<br>218 |

**********

FOR AND IN CONSIDERATION of the sum of zero dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, S&G Properties, a Tennessee general partnership, GRANTOR, does hereby quitclaim to GRANTEES an undivided interest as tenants in common pursuant to the ownership percentages set forth below in all of GRANTOR's right, title, and interest in and to the following described parcel of real estate (the "Property") located in Davidson County, Tennessee, as follows:

See Attached Property Description.

The undivided ownership percentages are as follows:
The Estate of Emanuel Schatten 40%
The Paul Gold Family Trust 40%
Bruce H. Gold 10%
Joan Gold Cypress 10%

96 NOV -1 PM 4:15
ELIZABETH C. ROBERTS, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
02427 16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $ 0.

Affiant

Sworn to and subscribed before me, this the 31st day of October, 1996.

Notary Public

My Commission Expires: May 30, 1999

184569.1-10/24/96

IN WITNESS WHEREOF, we have hereunto set our hands this 31st day of October, 1996.

S&G Properties, a Tennessee general partnership

By: The Estate of Emanuel Schatten

By: _____
Executor

By: Sidney Schatten
Executor

By: Carin L. Tate Co-Executor
Executor

By: Merle D. Robin Co-Executor
Executor

By: The Paul Gold Family Trust

By: Bruce H. Gold, Trustee
Bruce H. Gold, Trustee

By: _____
Bruce H. Gold

By: Joan Gold Cypress
Joan Gold Cypress

STATE OF TENNESSEE )
COUNTY OF DAVIDSON ) Ann Z. Shapiro

Before me, ~~Joan Gold Cypress~~, a Notary Public of said County and State, personally appeared Bruce H. Gold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the Paul Gold Family Trust, the within named bargainor, a trust, and that as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as Trustee.

Witness my hand and seal, at Office in ~~Eugene, OR~~ Nashville, TN, this ~~25th~~ 31st day of October, 1996.

Notary Public

My Commission Expires: ~~9-18-2000~~ May 30, 1999

OFFICIAL SEAL
L. CAMPBELL
NOTARY PUBLIC-OREGON
COMMISSION NO. 05125
MY COMMISSION EXPIRES SEP 18 2000

7146 11/01 0101 03CHECK 20.00

184569.1 10/24/96

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, _____, a Notary Public of said County and State, personally appeared _____ with whom I personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an executor of the ESTATE OF EMANUEL SCHATTEN, the within named bargainor, and that he as such executor of the Estate, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by himself as executor of the Estate.

Witness my hand and seal, at Office in Nashville, this _____ day of October, 1996.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ann Z. Shapiro, a Notary Public of said County and State, Bruce H. Gold, the within named 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, at Office, this 31st day of October, 1996.

Ann Z Shapiro
Notary Public

My Commission Expires: May 30, 1999

STATE OF OREGON
COUNTY OF LANE

Personally appeared before me, L Campbell, a Notary Public of said County and State, Joan Gold Cypress, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 25th day of October, 1996.

L Campbell
Notary Public

My Commission Expires: 9-18-2000

OFFICIAL SEAL
L. CAMPBELL
NOTARY PUBLIC-OREGON
COMMISSION NO. 050226
MY COMMISSION EXPIRES SEP 18, 2000

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, DIANA L. McQuady, a Notary Public of said County and State, personally appeared Sidney Schatten with whom I personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an executor of the ESTATE OF EMANUEL SCHATTEN, the within named bargainor, and that he as such executor of the Estate, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by himself as executor of the Estate.

Witness my hand and seal, at Office in Nashville, this 25th day of October, 1996.

DIANA L. McQUADY NOTARY PUBLIC AT LARGE

Diana L. McQuady
Notary Public

My Commission Expires: May 28, 2000

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, DIANA L. McQuady, a Notary Public of said County and State, personally appeared Calvin T. Tate with whom I personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an executor of the ESTATE OF EMANUEL SCHATTEN, the within named bargainor, and that he as such executor of the Estate, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by himself as executor of the Estate.

Witness my hand and seal, at Office in Nashville, this 25th day of October, 1996.

DIANA L. McQUADY NOTARY PUBLIC AT LARGE

Diana L. McQuady
Notary Public

My Commission Expires: May 28, 2000

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, DIANA L. McQuady, a Notary Public of said County and State, personally appeared Maxie O. Patton with whom I personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an executor of the ESTATE OF EMANUEL SCHATTEN, the within named bargainor, and that he as such executor of the Estate, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by himself as executor of the Estate.

Witness my hand and seal, at Office in Nashville, this 25th day of October, 1996.

DIANA L. McQUADY NOTARY PUBLIC AT LARGE

Diana L. McQuady
Notary Public

My Commission Expires: May 28, 2000

# PROPERTY DESCRIPTION

Being a parcel of land bounded on the South by Old Hickory Boulevard, on the West by Premier Drive and Metro Government, on the North by United Benefit Life Insurance Company and A.B. Pratt, on the East by Wiggins Plaza, and being more particularly described as follows:

Beginning at a concrete monument in the North right-of-way line of Old Hickory Boulevard at the terminus of the East right-of-way line return of Premier Drive;

Thence with the East right-of-way line of Premier Drive on a curve to the Right, the central angle of which is 49 deg. 18 min. 00 sec., the radius of which is 30.00 feet, the chord of which is North 48 deg. 35 min. 14 sec. West, 25.02 feet, an arc distance of 25.81 feet to a concrete monument corner common with Metro Government of Nashville;

Thence with Metro Government of Nashville, North 32 deg. 23 min. 12 sec. East, 222.45 feet to a concrete monument corner common with Metro Government of Nashville in the East right-of-way line of Premier Drive;

Thence with the East right-of-way line of Premier Drive, North 44 deg. 06 min. 03 sec. East, 242.42 feet to a concrete monument corner common with United Benefit Life Insurance Company;

Thence with United Benefit Life Insurance Company, South 45 deg. 53 min. 57 sec. East, 128.94 feet to a concrete monument corner;

Thence North 46 deg. 06 min. 03 sec. East, 279.77 feet to a concrete monument corner common with A.B. Pratt in the East line of United Benefit Life Insurance Company;

Thence with A.B. Pratt, South 50 deg. 19 min. 06 sec. East, 145.66 feet to a concrete monument corner common with Wiggins Plaza in the South line of A.B. Pratt;

Thence with Wiggins Plaza, South 39 deg. 40 min. 54 sec. West, 90.00 feet to a concrete monument;

Thence South 34 deg. 40 min. 54 sec. West, 578.10 feet to a concrete monument corner common with Wiggins Plaza in the North right-of-way line of Old Hickory Boulevard;

Thence with the North right-of-way line of Old Hickory Boulevard, North 55 deg. 48 min. 00 sec. West, 102.46 feet to a concrete monument;

Thence on a curve to the left, the central angle of which is 17 deg. 26 min. 14 sec., the radius of which is 746.20 feet, the chord of which is North 64 deg. 31 min. 07 sec. West, 226.22 feet, an arc distance of 227.10 feet to the point of beginning.

Containing 4.39 acres, more or less.

BEING the same property conveyed to S & G Properties, a Tennessee general partnership, by Deed of Record in Book 6462, page 978, Register's Office for Davidson County, Tennessee.

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