Send Tax Bills To: (New Owner)
Manju Sharma
1516 Hamptom Avenue
Nashville, TN 37207

THIS INSTRUMENT PREPARED BY:
BRODERICK, THORTON & PIERCE
921 College Street
P.O. Box 1137
Bowling Green, KY 42102
(502) 782-6700

QUIT-CLAIM DEED

BOOK 10257 PG 510

STATE OF TENNESSEE)
) KNOW ALL MEN BY THESE PRESENTS THAT:
COUNTY OF DAVIDSON)

SURESH KUMAR, MARRIED

whose address is 304 Lincoln Park, Madison, Tennessee 37115, for an in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto

MANJU SHARMA, MARRIED

real property in the City of Nashville, Davidson County, Tennessee more particularly described as follows:

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee, being Lots 36, 37, 38, 39 and 40, part of Lots 35 and 43, and a portion of an abandoned 12-foot wide alley as shown on the plan of E.C. Scrugg's 2nd Avondale Addition as of record in Plat Book 161, Page 60, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron pin in concrete on the westerly right-of-way line of Hampton Street (50 foot R.O.W.) that is 190.5 feet north of the northerly R.O.W. line of Trinity Lane; said pin also being the northwesterly property corner of a tract of land deeded to Shell Oil Company as of record in Deed Book 4473, Page 576, R.O.D.C., Tennessee; thence,

1. Leaving said right-of-way line, with the northerly property line of the Shell Oil Company tract, S 85°00'50" W a distance of 196.89 feet to an existing iron pin in the easterly property line of Lot No. 1 as shown on the Final plat of Section One, Shoney's Big Boy Subdivision, as of record in Plat Book 4885, Page 4, R.O.D.C., Tennessee; thence

2. With the easterly property line of Lot No. 1 and the easterly property line of a tract of land deeded to George W. Hussey as of record in Deed Book 6684, Page 723, R.O.D.C., Tennessee, in part, N 05°11'10" E a distance of 269.26 feet to an iron pin (set) at the southwesterly property corner of Lot No. 41 as shown on the Plat of E.C. Scrugg's - 2nd Avondale Addition; thence

3. Leaving the easterly property line of the Hussey tract, with the southerly property line of Lot No. 41, N 76°08'34" E a distance of 94.36 feet to an existing iron pin in concrete on the westerly right-of-way line of Hampton Street; said pin being the common easterly property corner between Lot No. 40 and Lot no. 41; thence

4. With said right-of-way line, S 16°20'00" E a distance of 285.15 feet to the point of beginning and containing 39,532 square feet or 0.908 of an acre more or less.*

This conveyance is subject to any and all set-back lines, conditions, restrictions, covenants and easements or record.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, their heirs, personal representatives, successors and assigns forever; and Grantor does hereby bind itself, its successors and assignees forever to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, their personal representatives, succors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Map 71-6
Parcel #11

*Being the same property conveyed to SURESH KUMAR AND MANJU SHARMA, HIS WIFE, by deed of record in Book 9029, page 489, Register's Office of Davidson County, Tn.

EXECUTED this 12th day of November, 1996.

SURESH KUMAR

ATTEST:

Sarah K. Brooks

COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF WARREN)

The foregoing instrument was acknowledged before me by SURESH KUMAR, on this the 12th day of November, 1996.

Sarah K. Brooks
NOTARY PUBLIC
MY COMMISSION EXPIRES: Jan 17, 2000

SARAH K. BROOKS NOTARY PUBLIC STATE AT LARGE KY

AFFIANT'S CLAUSE

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

The actual consideration, for the transaction is $0.00.

M. Sharma
MANJU SHARMA

Sworn and subscribed to before me.

Glenna F. Bradley
NOTARY PUBLIC
MY COMMISSION EXPIRES: Sept 26, 1999

GLENNA F. BRADLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

PICK-UP

0245994
IDENTIF. ↑ REFERENCE

96 NOV 12 PM 3:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3657 11/12 0101 03CHECK
3.00