BK/10376/PG326

ADDRESS NEW OWNER AND SEND TAX BILLS:
Jefferson A. Gorin
6300 Brownlee Drive
Nashville, Tennessee 37205

Map and Parcel Nos.:
Map
Parcel

THIS INSTRUMENT PREPARED BY:
Hofstetter & Hofstetter, Attorneys
Suite 500, 230 Fourth Avenue North
Nashville, TN 37219

QUITCLAIM DEED

For and in consideration of sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **A. A. GORIN** (also known as Alfred A. Gorin), by these presents do hereby quitclaim, transfer and convey to **JEFFERSON A. GORIN** a one-half undivided remainder interest in and to the following described parcels of real estate located in Davidson County, Tennessee, to-wit:

Tract I: (92-7 277; 122W 07620) Being a part of a large lot in Jos. W. Bells Plan of Lots, of record in Book 21, Page 13, Register's Office for Davidson County, Tennessee, not numbered, but called Lot No. 29, and described according to a copy of a survey thereof, made December 16, 1984, by E. R. Southgate, Surveyor, as follows:

BEGINNING at the southwest intersection of 23rd Avenue North, formerly McEwen or East Street, and Merry Street; thence westerly along the south margin of Merry Street, a point, being an iron pin; thence southerly, parallel to the west margin of 23rd Avenue North, 95 feet to a stake; thence easterly 25 feet to a post in the west margin of 23rd Avenue North; thence with the margin of the same, northerly 95 feet to the beginning.

Tract II: (92-7 276; 11W 07625) Being part of Lot No. 29 on the Map of Joseph W. Bell's Plan of Lots of record in Book 21, Page 13, Register's Office for said County, described according to a survey thereof made December 16, 1944, by E. R. Southgate, Surveyor, as follows:

BEGINNING at an iron pin on the south side of Merry Street, said point being 25 feet westerly from thesouthwest corner of said Merry Street and McEwen Street; thence with the southerly margin of Merry Street, westwardly 47 feet to a post, said point being the northwest corner of said tract; thence southwardly 95 feet to a post, the southwest corner of said tract; thenc eastwardly 47 feet to a stake, being the southeast corner of said tract and at a distance of 25 feet, westwardly from McEwen

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THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Street; thence northwardly 95 feet to the point of beginning.

Said Tract I and Tract II being the same property conveyed to A. A. Gorin and wife, Sammie O. Gorin, by deed from Associates Financial Services Company of Tennessee, Inc., of record in Book 5941, Page 367, Register's Office for Davidson County, Tennessee; and by Quitclaim Deed from Isaac Berry and wife, Grace R. Berry, of record in Book 6113, Page 240, Register's Office for said County.

Tract III: (11W-8200, 92-11-369; 11W 8040, 92-7-281; 11W 8025, 92-7-284) Being Lot Nos. 1, 2, 3, 16, 16, 18 and part of Lot Nos. 4 and 15, of B. J. Farrar's Subdivsiion of Lot Nos. 12 and 2, Boyd McNairy's Plan, of record in Book 57, page 124, Register's Office for Davidson County, Tennessee; and the southern part of Lot No. 29 and part of Lot Nos. 25 and 27 of the Joseph W. Bell Plan of record in Book 21, Page 13, said Register's Office, and part of "closed" 24th Avenue North declared closed, vacated and abandoned in Metropolitan County Council Bill No. 70-1313, and described according to a survey by Barry Greer & Associates, Revised 3-9-79:

BEGINNING at a point on the north side of Clifton Avenue, 122 feet east of 25th Avenue North; thence N 2° 18' E 187.5 feet to a point in the southerly margin of Mt. Nebo Avenue; thence with the southerly margin of Mt. Nebo Avenue S 88° 30' E 212.00 feet to a point; thence N 00° 32' E 5.49 feet to a point in the center line of 24th Avenue North as closed; thence S 88° 30' E 156.34 feet to a point in the northerly margin of Illinois Central Railroad; thence with the margin of the same S 51° 06' W 297.74 feet to a point in the northerly margin of Clifton Avenue; thence with the margin of Clifton Avenue N 88° 30' W 266.12 feet to the point of beginning.

Being the same property conveyed to Gorin & LeWitt Enterprises, a joint venture, etc., by deed from Alfred Allen Gorin, et ux, et al., of record in Book 5394, Page 792, said Register's Office; and by deed to Alfred A. Gorin, Thomas H. Gorin, and Jefferson A. Gorin of record in Book 5569, Page 527, Register's Office for said County.

Said Tracts I, II, and III being the same property conveyed to A. A. Gorin and wife, Sammie O. Gorin, by Quitclaim Deed from Jefferson A. Gorin, the said Sammie O. Gorin having since died, of record in Book 9048, Page 119, Register's Office for Davidson County, Tennessee.

This is improved property known as _____.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

To have and to hold the said remainder interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said interest in said land in fee simple, have a good right to convey it, and that same is unencumbered.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 10TH day of March, 1997.

A. A. GORIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **A. A. GORIN**, 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 10TH day of March, 1997.

Notary Public

Commission expires 5-24-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration on this transfer is $ Gift.

Affiant

Sworn to and subscribed before me,
this 10th day of March, 1997.

Notary Public

Commission expires: 5-24-97

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IDENTIF. & REFERENCE

97 MAR 11 PM 1:46
FELIX A. ROBINSON REGISTER
DAVIDSON COUNTY, TN.

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