BOOK 10406 PG 743

ADDRESS NEW OWNER AND SEND TAX BILLS: **Nancy C. Smith, et al.**
3501 Grayswood Avenue
Nashville, TN 37215

Map and Parcel Nos.:
Map 93-2, Parcel 48
Map 93-2, Parcel 47
Map 93-2, Parcel 46

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

97 APR -4 PM 1:23
DAVIDSON COUNTY, TN.

PICK-UP

0291237

IDENTIFICATION REFERENCE

QUITCLAIM DEED

For and in consideration of sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **GLORIA CATIGNANI SCHOEN, COLLEEN MURRAY, LISA MURRAY, STEPHEN MURRAY, MARILYN MURRAY, CHRISTY MURRAY AND ANDREW MURRAY,** do hereby quitclaim, transfer and convey to **SUNTRUST BANK, NASHVILLE, N.A., f/k/a THIRD NATIONAL BANK IN NASHVILLE, Trustee of Testamentary Trust Under Will of George L. Catignani, GEORGE LOUIS CATIGNANI, but not further otherwise; MARY KATHRYN CATIGNANI RAMSEY, ANDREW BRITTON CATIGNANI, ROBERT JOSEPH CATIGNANI, JAMES CHRISTOPHER CATIGNANI, NANCY ANNE CATIGNANI SMITH, EVALYN TANKSLEY CATIGNANI HOBBS, JOHN OGDEN CATIGNANI, JR., and DANIEL FRANCIS CATIGNANI** all of our right, title and interest in and to the following described tract or parcel of land, to wit:

(1) Beginning at a point in the west margin of 2nd Avenue North, at the southeast corner of the lot that was conveyed to National Baptist Publishing Board, by H. L. McNish, Trustee, as of record in Book 290, Page 173, Register's Office; thence along the south line of said Publishing Board land, westerly 137-1/2 feet to the eastern margin of an alley; thence with the margin of said alley, southerly 37-1/2 feet to a point; thence easterly 137-1/2 feet to the westerly margin of 2nd Avenue North; thence with this margin of the same, northerly 37-1/2 feet to the point of beginning.

Being the same property conveyed by deed on the 27th day of April, 1961, from Katherine Boyd Roach to Deluxe Ice Cream Company, a partnership composed of John O. Catignani and George L. Catignani and to their successors and assigns, recorded in Book 3221, Page 85,, R.O.D.C.

This is improved property known as 515 - 2nd Avenue, North, Map & Parcel No. 93-2-46.

(2) Part of lot No. 20 in the original plan of Nashville, Tenn. (Not of Record) beginning at the southeast corner of George B. Kinney's lot on the west side of Second Avenue, North, formerly North Market Street, and running then South 30 feet on Second Avenue, North, formerly North Market Street, to the line of the Thompson and Miles property; thence West along the line of the last mentioned property to an alley; thence North along said alley to Kinney's line; then East along Kinney's line to the beginning.

Being the same property conveyed by deed to Deluxe

Ice Cream Company, a partnership composed of A. B., George L., A. Joe and John O. Catignani on the 27th day of May, 1948, from Josephine O. Catignani of record in Book 1784, Page 143, R.O.D.C. A. B. Catignani died leaving Josephine O. Catignani, Patricia Murray, Gloria Schoen, A. Joe Catignani, George L. Catignani and John O. Catignani as his sole heirs at law. Josephine O. Catignani died leaving Patricia Murray, Gloria Schoen, A. Joe Catignani, George L. Catignani and John O. Catignani as her sole heirs at law. The interest of A. Joe Catignani was conveyed to Deluxe Ice Cream Company, a partnership composed of George L. Catignani and John O. Catignani by deed of record in Book 2594, Page 307. Patricia Murray died June 30, 1993, and her will of record in Will Book 186, Page 106, Davidson County Probate Court Clerk's Office, devised her interest in the subject property or partnership interest therein to Louis J. Murray. Louis Joseph Murray died November 29, 1995, and his Will of record in Will Book 202, Page 596, Davidson County Probate Court Clerk's Office, devised his interest to Marilyn Murray, Colleen Murray, Christy Murray, Lisa Murray, Andrew Murray and Stephen Murray.

This is improved property known as 509 - 2nd Avenue, North, Map & Parcel No. 93-2-48.

(3) Part of Lot 20 on the Original Plan of Nashville, not of record, described as follows:

Beginning on the Westerly margin of Second Avenue North, formerly Market Street, at the Northeast corner of said Lot; thence with the westerly margin of said avenue Southerly 47-1/4 feet to the N. E. corner of a part of said lot, formerly owned by Geo. K. Whitworth; thence with the northerly line of said Whitworth lot Westerly 136-1/2 feet, more or less, to the easterly margin of an alley; thence with said alley northerly 47-1/4 feet, more or less, to the northerly line of said Lot No. 20; thence with said line Easterly 136-1/2 feet, more or less, to the beginning.

Being the same property conveyed by deed to Deluxe Ice Cream Company, a partnership composed of A.B., George L., A. Joe and John O. Catignani on October 11, 1943, from Joseph DeMatteo, of record in Book 1224, Page 426, R.O.D.C. A. B. Catignani died leaving Josephine O. Catignani, Patricia Murray, Gloria Schoen, A. Joe Catignani, George L. Catignani and John O. Catignani as his sole heirs at law. Josephine O. Catignani died leaving Patricia Murray, Gloria Schoen, A. Joe Catignani, George L. Catignani and John O. Catignani as her sole heirs at law. The interest of A. Joe Catignani was conveyed to Deluxe Ice Cream Company, a partnership composed of George L. Catignani and John O. Catignani by deed of record in Book 2594, Page 307. Patricia Murray died June 30, 1993, and her will of record in Will Book 186, Page 106, Davidson County Probate Court Clerk's Office, devised her interest in the subject property or partnership interest therein to Louis J. Murray.

Louis Joseph Murray died November 29, 1995, and his Will of record in Will Book 202, Page 596, Davidson County Probate Court Clerk's Office, devised his interest to Marilyn Murray, Colleen Murray, Christy Murray, Lisa Murray, Andrew Murray and Stephen Murray.

This is improved property known as 511 - 2nd Avenue, North, Map & Parcel No. 93-2-47.

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

To have and to hold the said interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever. And we do covenant with the said Grantee that we are 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 19th day of March, 1997.

Gloria Catignani Schoen
GLORIA CATIGNANI SCHOEN

Marilyn Murray
MARILYN MURRAY

Colleen Murray
Marilyn Murray POA
COLLEEN MURRAY

Christy Murray
Marilyn Murray POA
CHRISTY MURRAY

Lisa Murray
LISA MURRAY

Andrew Murray
Marilyn Murray POA
ANDREW MURRAY

Stephen Murray
Marilyn Murray POA
STEPHEN MURRAY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GLORIA CATIGNANI SCHOEN**, the 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 and official seal at Nashville, Tennessee, this 19th day of March, 1997.

Notary Public Tricia B Cooper

Commission expires May 24, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LISA MURRAY and MARILYN MURRAY**, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of March, 1997.

Notary Public Patricia B. Cooper

Commission expires May 24, 1997

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARILYN MURRAY**, the 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 on behalf of **Colleen Murray, Stephen Murray, Christy Murray and Andrew Murray**, as their attorney-in-fact, as the free act and deed of the within named **Colleen Murray, Stephen Murray, Christy Murray and Andrew Murray.**

Witness my hand and official seal at Nashville, Tennessee, this 24th day of March, 1997.

Notary Public Patricia B Cooper

Commission expires: May 24, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration on this transfer is $ -0- .

John O. Cooper
Affiant

Sworn to and subscribed before me, this 4th day of April, 1997.

Notary Public

Commission expires 7-26-97