Box 36

BOOK 10449 PG 889

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR (CBRJR)
3305 WEST END AVENUE
NASHVILLE, TENNESSEE 37203

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL:
West End Avenue, LLC 4121 Hillsboro Road Suite 302 Nashville, TN 37215	The Harvest Life Insurance Company P. O. Box 490 Seattle, WA 98111-0490	Map 104-2 Parcels 345 and 346

FOR NO MONETARY CONSIDERATION, but in order to capitalize a Tennessee limited liability company that has recently been formed pursuant to the conversion of a Tennessee general partnership known as West End Avenue Partnership, of which the Grantors (as hereinafter defined) were the sole partners, into a Tennessee limited liability company, GEORGE N. SPIVA and VIANDA HALE HILL ("Grantors"), have bargained and sold, and do hereby transfer and convey unto WEST END AVENUE, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns forever, all of Grantors' right, title and interest in and to certain real property in the State of Tennessee, County of Davidson, more particularly described in Exhibit "A," which is attached hereto and incorporated herein by this reference (the "Property").

This is improved real property having a street address of 2814-2818 West End Avenue, Nashville, Tennessee 37203.

The Property is conveyed subject to taxes, restrictions and encumbrances as may affect the same, whether of record or not, including, but not limited to the following described leases: (i) Lease Agreement between Robert P. Thomas, Trustee, on behalf of Grantors, doing business as West End Avenue Partnership, and West End Discount Liquors and Wines, Inc., a summary of which is of record in Book 7814, Page 605, Register's Office for Davidson County, Tennessee, (ii) Lease Agreement between Grantors, doing business as West End Avenue Partnership, and AmSouth Bank of Tennessee, dated March 7, 1996, not of record, (iii) Sign Lease between Nick Spiva, on behalf of Grantors, and The Lamar Corporation, as of record in Book 8002, Page 699, said Register's Office, and (iv) Lease Agreement between George N. Spiva, on behalf of Grantors, and Lamar Advertising of Tennessee, Inc., as of record in Book 5734, Page 819, said Register's Office.

Elizabeth F. Spiva, spouse of George N. Spiva, has joined in the execution of this Quitclaim Deed for the sole purpose of waiving the marital rights, if any, which she may have in the Property. Vianda Hale Hill is a single person.

IN WITNESS WHEREOF, Grantors have caused this Quitclaim Deed to be executed on this the 8th day of May, 1997.

GEORGE N. SPIVA

ELIZABETH F. SPIVA

VIANDA HALE HILL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration actually received for this conveyance as provided in T.C.A. § 67-4-409 is $0.00.

AFFIANT

SUBSCRIBED and sworn to before me this 8th day of May, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE Douglas A. Brace My Commission Expires January 24, 1998 State of Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Douglas A. Brace, a Notary Public in and for said State and County, the within named GEORGE N. SPIVA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument with full knowledge of its contents and for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 8th day of May, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE Douglas A. Brace My Commission Expires January 24, 1998 State of Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Mitchell, a Notary Public in and for said State and County, the within named ELIZABETH F. SPIVA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument with full knowledge of its contents and for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 6th day of May, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
1-24-98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Douglas A. Brace, a Notary Public in and for said State and County, the within named VIANDA HALE HILL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument with full knowledge of its contents and for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 8th day of May, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires January 24, 1998
State of Tennessee

EXHIBIT "A"

BEING a tract of land situated in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, being Lot 3 and a portion of Lot 4 on the Plan of Alexander R. Erwin's Subdivision of Lot 44, Cockrill Springs Tract, of record in Plat Book 161, Page 18, Register's Office for Davidson County, Tennessee, and according to the widening of West End Avenue by the Department of Transportation for the State of Tennessee and according to a survey made by R. L. Montoya - Land Surveying, Inc., dated March 24, 1996, revised February 4, 1997, revised April 21, 1997, and further revised April 22, 1997 (Job No. 89-5-53).

BEGINNING at a point in the easterly margin of 29th Avenue, North, and the southerly margin of Alley No. 634 (closed by Metro Council Bill No. 092-193); thence with said closed alley North 52° 38' 31" East 131.58 feet to a point, said point being the northeast corner of Lot No. 3 and the northwest corner of Lot No. 2, as shown on the Plan of Alexander R. Erwin's Subdivision of Lot 44, Cockrill Springs Tract, of record in Plat Book 161, Page 18, said Register's Office; thence with a common line of said lots South 37° 52' 42" East 130.47 feet to a point in the northerly margin of West End Avenue; thence with said avenue and with a curve to the left having a delta of 06° 28' 50", a radius of 1,080.00 feet, a tangent of 61.14 feet, a length of 122.16 feet, and a chord of South 44° 55' 05" West 122.09 feet to a point; thence with a return curve to the right having a delta of 94° 24' 13", a radius of 9.58 feet, a tangent of 10.34 feet, a length of 15.78 feet, and a chord of North 87° 47' 52" West 14.05 feet to a point in the easterly margin of 29th Avenue, North; thence with said avenue North 37° 45' 01" West 137.92 feet to the point of beginning containing 18,196.5 square feet or 0.42 acres, more or less, according to said survey.

BEING the same property conveyed to George N. Spiva and Vianda Hale Hill by deeds of record in Book 5707, Page 484, and Book 6229, Page 56, Register's Office for Davidson County, Tennessee.

0303459
IDENTIF. & REFERENCE

97 MAY -9 PM 3:38
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

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