BOOK 10619 PG 220

51-B

This instrument prepared by: Harris A. Gilbert, Esq.
Wyatt, Tarrant & Combs
511 Union St., Suite 1500
Nashville, TN 37219

## QUITCLAIM DEED

| Address New Owner(s) | Send Tax Bills To | Map-Parcel |
|---|---|---|
| JULIUS DOOCHIN FABRICATION PROPERTY, LLC<br>511 Chesterfield Avenue<br>Nashville, TN 37212 | Same | ___ |

For and in consideration of love and affection (and no monetary consideration) we, Julius and Sonia Doochin, hereinafter called the Grantor, by these presents do quitclaim and convey unto the JULIUS DOOCHIN FABRICATION PROPERTY, LLC, hereinafter called the Grantees, and its successors and assigns, all of our right, title, and interest in and to a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

**See Exhibit A attached hereto**

The legal description contained herein is the same as that contained in the previous deed of record.

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

This is improved property known as 19th Avenue, North, Nashville, Tennessee.

Witness our hands this the 17th day of September, 1997.

Sonia Doochin
SONIA DOOCHIN

JULIUS DOOCHIN

IDENTIF. & REFERENCE
351689

97 SEP 23 PM 4:04
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

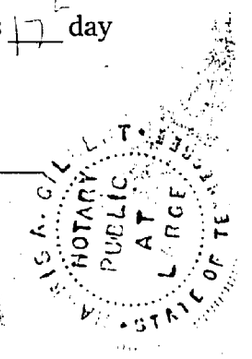
STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, _____, a Notary Public in and for said county and state, the within named **SONIA DOOCHIN AND JULIUS DOOCHIN**, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of Sept, 1997.

Commission Expires 5/9/99

_____
NOTARY PUBLIC




STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is -0- ($0.00).

_____
JULIUS DOOCHIN

Subscribed and sworn to before me, this the 17th day of Sept, 1997.

Commission expires:
5/9/99

_____
NOTARY PUBLIC



**EXHIBIT A**

Being part of Lot No. 1 on the Plan of W.G. Bush's Subdivision of Lot No. 16 Harding Lytle Tract, as of record in Book 57, page 20, Register's Office for said County, described as follows:

Beginning at the northwest corner of 19th Avenue, North, and Batavia Street, running thence northerly, with the west margin of 19th Avenue, North, 55 feet to a point; thence at right angles westerly and parallel with the north margin of Batavia Street to the center of a sewer enclosing a former branch; thence with the center of said sewer, southwesterly to the east margin of a 20-foot alley; thence southerly with the east margin of said alley, to the southwest corner of said lot No. 1 and the north margin of Batavia Street, 212½ feet to the point of beginning.

Being the same property conveyed to Julius Doochin and wife, Sonia Doochin, by deed from Doochin Company, Inc., of record in Book 3284, Page 163, Register's Office for Davidson County, Tennessee.

Tract No. I:

Land in Davidson County, Tennessee, being lot numbered "two" (2) in W. G. Bush's subdivision of lot no. 16 of the Harding Lytle Tract, a plan of which is of record in Book 57, page 20, of the Register's Office for Davidson County, Tennessee.

Said lot fronts fifty feet on the northerly side of Batavia Street and extends back northerly between parallel lines and with the westerly line of an alley 150 feet to an alley in the rear.

Tract No. II:

Land in Davidson County, Tennessee, being lot number 3 on the Plan of W. G. Bush's Subdivision of lot number 16 of the Harding Lytle Tract, as of record in Book 57, page 20, of the Register's Office for Davidson County, Tennessee.

Said lot number 3 fronts fifty (50) feet on the northerly side of Batavia Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Julius Doochin by deed from Paulette Belser (now Armstrong) of record in Book 7928, page 748, Register's Office for Davidson County, Tennessee.

BEING a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located west of 19th Avenue North, south of Herman Street, being a portion of Parcel No. 170 as shown on Davidson County Property Map 92-7 and being more particularly described as follows:

BEGINNING at a point in the easterly margin of a 20-foot alley, said point being N18° 32'23"W, 20.84 feet along said margin from the most southwest corner of Sonia Doochin of record in Deed Book 5897, Page 636, R.O.D.C. ;

Thence, with said easterly margin, N18°32'23"W, 33.12 feet to a point;

Thence, leaving said margin, N72°01'04"E, 38.09 feet to a point;

Thence, S72°01'04"W, 50.22 feet to the point of beginning, containing 631 square feet or 0.015± acres.

Being the same property conveyed to Sonia Doochin by deed from Metropolitan Development and Housing Agency of record in Book 10196, Page 640, Register's Office for Davidson County, Tennessee.

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