BOOK 10619 PG 224

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 AND SONIA DOOCHIN, 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 AND SONIA DOOCHIN, 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:

Benay Apartment Complex
Map 104-4, Parcel 208

2723 Penn Meade Drive
Lot No. 10

2716 Penn Meade Drive
Lot No. 43

2718 Penn Meade Drive
Lot No. 42

2722 Penn Meade Drive
Lot No. 40

2736 Penn Meade Drive
Lot No. 34

2721 Penn Meade Drive
Lot No. 9

97 SEP 23 PM 4:05
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

0351690

2121 Belcourt Avenue
Map 104-7, Parcel 524

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608 25th Avenue, North
Map 92-11, Parcel 6

and

Unimproved property known as:

1703 Third Avenue, North (Tract 2) (Lot)
Map 82-5-99, 1W 10575

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

Sonia Doochin
SONIA DOOCHIN

JULIUS DOOCHIN

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, [illegible], 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 17th day of September, 1997.

Commission Expires 5/9/97

NOTARY PUBLIC

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

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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 17 day of Sept, 1997.

Commission expires:
3/7/98

NOTARY PUBLIC



EXHIBIT A

Benay Apartment Complex
Map 104-4, Parcel 208

Land in Davidson County, Tennessee, Map 104-4, Parcel 208, being part of Lot No. 22 on the Plan of O.B. Hayes' Plan of Large Lots called "Rokeby", as of record in Book 21, page 87, Register's Office for said County, and described as follows:

Beginning at the southwest corner of Edgehill Avenue, formerly Jackson Street, and 17th Avenue South, formerly Addison Street; thence with the westerly margin of 17th Avenue South southerly 55 feet; thence at right angles westerly 164 3/4 feet, more or less, to the center of an alley; thence with the center of said alley northerly 55 feet to the southerly margin of Edgehill Avenue; thence with the southerly margin of said Avenue easterly 164 3/4 feet, more or less, to the beginning.

Being the same property conveyed to Sonia Doochin by deed from Julius Doochin and wife, Sonia Doochin, of record in Book 5897, Page 634, Register's Office for Davidson County, Tennessee.

2723 PENN MEADE DRIVE
LOT NO. 10
CONDOMINIUM SITE PLAN, PHASE ONE, RIVER GLEN
BOOK 6900, PAGE 671, RODC

2716 PENN MEADE DRIVE
LOT NO. 43
CONDOMINIUM SITE PLAN, PHASE ONE, RIVER GLEN
BOOK 6900, PAGE 671, RODC

2718 PENN MEADE DRIVE
LOT NO. 42
CONDOMINIUM SITE PLAN, PHASE ONE, RIVER GLEN
BOOK 6900, PAGE 671, RODC

2722 PENN MEADE DRIVE
LOT NO. 40
CONDOMINIUM SITE PLAN, PHASE ONE, RIVER GLEN
BOOK 6900, PAGE 671, RODC

2736 PENN MEADE DRIVE
LOT NO. 34
CONDOMINIUM SITE PLAN, PHASE ONE, RIVER GLEN
BOOK 6900, PAGE 671, RODC

2721 PENN MEADE DRIVE
LOT NO. 9
CONDOMINIUM SITE PLAN, PHASE ONE, RIVER GLEN
BOOK 6900, PAGE 671, RODC

**2121 Belcourt Avenue**
**Map 104-7, Parcel 524**

Land in Davidson County, Tennessee, Map 104-7, Parcel 524, 2121 Belcourt, being the westerly half of Lot No. 3 on the Plan of E.C. Scruggs' Subdivision of the Read Place, as of record in Book 57, page 114, Register's Office for said County.

Said westerly half of Lot No. 3 fronts 50 feet on the southerly side of Belcourt, formerly Carlton Avenue, and extends back between parallel lines, 138 feet to an alley.

Being the same property conveyed to Sonia Doochin by deed from Julius Doochin of record in Book 5897, page 640, Register's Office for Davidson County, Tennessee.

**608 25th Avenue, North**
**Map 92-11, Parcel 6**

A parcel of land in Davidson County, Tennessee, being a part of Lots 20, 21, 22 and 28 in McEwens Plan of Lots in the 13th Civil District of said County and State, according to plan on page 124 of Plan Book No. 1 of the Chancery Court of Nashville, Tennessee, described as follows:

**PARCEL NO. 1:** Beginning at a point in the east line of 25th Avenue North (formerly Robertson Street), which is 25 feet northerly from and at right angles to the center line of main track of the Tennessee Central Railway Company; thence northerly along said street line 108 feet, more or less, to the northwest corner of property purchased by the Tennessee Central Railroad Company from J.G. Lauper and wife, by deed dated September 3, 1902; thence at right angles easterly 100 feet, more or less, to a point 50 feet distant northerly from the center line of said main track; thence northwardly 50 feet distant from and parallel to said center line 90 feet, more or less, to the western margin of a 16 foot alley; thence southwardly along the western margin of said alley 31.2 feet, more or less, to a point that is 25 feet northerly from and at right angles to said center line; thence southwesterly 25 feet distant from and parallel to said center line 237 feet, more or less, to the point of beginning.

**PARCEL NO. 2:** Beginning at a point in the southerly line of Clifton Pike, which is 25 feet northerly from and at right angles to the center line of main track of the Tennessee Central Railway Company; thence westerly along the south line of Clifton Pike 109.6 feet, more or less, to the east line of a 16 foot alley; thence southerly along said alley line 89.3 feet, more or less, to a point that is 25 feet northerly from and at right angles to said center line of main track; thence northeasterly 25 feet distant from and parallel to said center line of main track 138 feet, more or less, to the point of beginning.

Said property was conveyed to Julius Doochin, Trustee by deed from Joe O. Bates and wife, Victoria Bates, and Frank Oliver Bates, of record in Book 4327, Page 79, Register's Office for Davidson County, Tennessee.

1703 Third Avenue, North (Tract 2) (Lot)
Map 82-5-99, 1W 10575

**TRACT 2:** Being Lot No. 12 on the D.T. McGavock Plan of 98 lots, as of record in Book 21, page 7, Register's Office for said County.

Said lot No. 12 fronts 50 on the westerly side of 3rd Avenue North, formerly College Street, and runs back between parallel lines 174 feet, more or less, to an alley.

Being the same property conveyed to Julius Doochin by deed from Julius Doochin and wife, Sonia Doochin, of record in Book 6129, Page 484, Register's Office for Davidson County, Tennessee.

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