LT Bk 4

BOOK 10633 PG 408

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me, this 18th day of Sept. 1997.

Notary Public

My Commission Expires: 5-23-98

**THIS INSTRUMENT PREPARED BY:**
**Allen D. Lentz**
**GULLETT, SANFORD, ROBINSON & MARTIN**
Third Floor
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

| Address new owner as follows: | Send Tax Bills: | Map-Parcel Numbers |
|---|---|---|
| James R. Pickel, Jr. | SAME | 093-09-237; 093-09-239; |
| F608 Spacepark South | | 093-09-240; 093-09-270; |
| Nashville, TN 37211 | | 093-09-273; 093-09-274 |

97 OCT -3 AM 10:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0355403

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Universal Tire, Inc., for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has remised, released and forever quitclaims unto James R. Pickel, Jr., his heirs, representatives, successors and assigns, its entire right, title and interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

5986 10/03 0101 03CHECK 12.00

### TRACT I

A tract or parcel of land located in Nashville, Davidson County, Tennessee, and being parts of Lots 167 and 169 in McNairy's West Nashville Plan as of record in Book 1, page 15, of the Chancery Court of Davidson County, Tennessee, and also in Book 9, page 322, of the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the westerly margin of Lot 169 and the easterly margin of an alley and the northerly margin of Demonbreun Street as widened; thence, running along the northerly margin of Demonbreun Street North 62° 39' 48" East 115.02 feet to a point being the commencement of a curve to the left; thence, along said curve to the left having a radius of 25.00 feet 39.25 feet to a point in the westerly margin of 12th Avenue South; thence, continuing along the westerly margin of said 12th Avenue South, North 27° 17' 40" West 55.51 feet to a point; thence, leaving said westerly margin of 12th Avenue South, South 62° 39' 48" West 140.00 feet to a pint in the easterly margin of an alley; thence, along the easterly margin of said alley South 27° 17' 40" East 80.49 feet to the pint of beginning, containing .26 acres more or less.

Being the same property conveyed to Universal Tire, Inc. by deed from Commerce Union Bank, Trustee, of record in Book 5231, page 196, Register's Office for Davidson County, Tennessee.

This is improved property known as 1200 Demonbreun Street, Nashville, Tennessee.

Being the westerly 1/2 of Lot No. 174 on the Map of McNairy, Kirkman & Porter's Addition to Nashville, of record in Book 9, Page 322, Register's Office for said County.

Said part of said Lot No. 174 fronts 50 feet on the south side of Demonbreun Street and runs back between parallel lines 175 feet to an alley.

Included in the foregoing description but expressly excluded from this conveyance is the following property which was heretofore conveyed to the State of Tennessee by deed of Record in Book 4318, page 544, said Register's Office:

The northerly part of the westerly one-half of Lot No. 174 on the Plan of McNairy, Kirkman and Porter's Addition to Nashville, of record in Book 9, page 322, Register's Office of Davidson County, Tennessee.

Said northerly part of said Lot begins at a point on the present southerly margin of Demonbreun Street at the common corner of Lots 174 and 176, said Plan; THENCE with the said common line between said two lots S. 27°-17'-40" E. 3.16' to a point; THENCE eastwardly and with a curve having a radius of 1,386.39 feet, 50.07 feet to a point in the common line dividing the westerly and easterly halves of said lot no. 174; THENCE along said line N. 27°-17'-40" W. 0.69' to a point in the present southerly margin of Demonbreun Street; THENCE with the said southerly margin of said street, S. 62°-36'-27" W. 50.0' to the point of beginning, containing 93 square feet, more or less. Said deed at Book 4318, page 544, further conveys the right of ingress and egress over and across the westerly line of the remaining part of the said westerly one-half of said Lot No. 174.

Being the same property conveyed to Universal Tire, Inc. by deed from Clyde Lewis Hall, Hugh Edward Hall, Jr., Marcella Hamilton Pollard, James A. Hamilton, Jr., Frances Hamilton Lansden and Pembroke J. Hart, Trustee for Alice Hall Hart and Martha Jane Lindsey, of record in Book 5379, page 385, Register's Office for Davidson County, Tennessee.

This is improved property known as 1211 Demonbreun Street, Nashville, Tennessee.

TRACT III

Being the East 1/2 of Lot No. 172 on the Map of McNairy's West Nashville Plan of Lots, of record in Book 9, pages 322 and 323, Register's Office for said County, and in Minute Book "C", pages 136 and 137 of the Chancery Court at Nashville. Said part of said Lot No. 172 fronts 50 feet on the southerly side of Demonbreun Street and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Alice W. Arnold by deed from Margaret Sanders and husband W. E. Sanders, of record in Book 1285, page 570, said Register's Office, the said Alice W. Arnold having since died.

Being the northerly 100 feet of Lots Nos. 168 and 170 in McNairy's Plan of West Nashville, lots of record in Book No. 9, pages 322-323, R.O.D.C. Tennessee, said lot is more particularly described as follows: Beginning at the southwest corner of McNairy now Twelfth Avenue and Demonbreun Street, running south with the westerly margin of said Twelfth Avenue 100 feet to the northeast corner of part of said lots conveyed to Margaret Cunningham of record in Book 645, page 77, R.O.D.C. Tennessee, thence with said Margaret Cunningham's line westerly 150 feet to the line between Lots Nos. 170 and 172, of said subdivision thence northerly with the line between said two lots 100 feet to the southerly

margin of Demonbreun Street, thence easterly with the southerly margin of Demonbreun Street 150 feet to the beginning.

Being the same property conveyed to Universal Tire, Inc. by deed from Hall Wright, individually and as Executor of the Estate of Alice W. Arnold, of record in Book 5567, page 628, Register's Office for Davidson County, Tennessee.

This is improved property known as 1205 Demonbreun Street and 201 12th Ave. S., Nashville, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** my hand this 7 day of August, 1997.

UNIVERSAL TIRE, INC.

James R. Pickel, Jr., President

ATTEST:

Carl S. Hawkins, Secretary

Carl S. Hawkins, Secretary

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James R. Pickel, Jr. and Carl S. Hawkins, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are respectively the President and Secretary of the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

**WITNESS** my hand, at office, this 8 day of August, 1997.

Notary Public

MY COMMISSION EXPIRES MARCH 24, 2001

My Commission Expires: _____

NOTARY PUBLIC AT LARGE