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Prepared by:
Jefferson C. Orr
SMITH & CASHION
2100 First Union Tower
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 742-9336

98 FEB 24 PM 3:55

BOOK 10807 PG 987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is -0-.

Jefferson C. Orr, Affiant

Subscribed and sworn to before me, this the 24th day of February, 1998.

Notary Public

My Commission Expires: 1/27/2001

QUITCLAIM DEED

ADDRESS NEW OWNER(S)
AS FOLLOWS:
D. Cooper Cate
117 Clarendon Avenue
Nashville, Tennessee 37205

SEND TAX BILLS TO:
Same

MAP/PARCEL NO.
116-10-15

FOR AND IN CONSIDERATION of One Dollar ($1.00) the receipt of which is hereby acknowledged, Jefferson C. Orr and Lori S. Orr, by these presents do hereby quitclaim and convey unto Clarendon Avenue, LLC, its successors and assigns, all of their right, title, and interest in and to the property known as 117 Clarendon Avenue, Nashville, Tennessee, and further described as follows:

See Exhibit A attached hereto.

The legal description and state of the title have been furnished to the draftsman from the record. The draftsman assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deed conveying this property to Grantors.

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

#50994

Witness my hand this 5th day of February, 1998.

JEFFERSON C. ORR

LORI S. ORR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynn L. Hazzard, a Notary Public in and for said County and State, Jefferson C. Orr, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of February, 1998.

Notary Public

My commission expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynn L. Hazzard, a Notary Public in and for said County and State, Lori S. Orr, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of February, 1998.

Notary Public

My Commission Expires: 1/27/2001

#52659

Land in Davidson County, Tennessee, being part of Lot No. 3 on the plan of the First Belle Meade Subdivision, as of record in Book 332, pages 88 and 89, Register's Office for said County, being Lot "A" on an unrecorded map of the westerly part of said Lot No. 3 and described according to a blue print of said map, which was made by S. M. McMurray Engineering Company, March 23, 1929, as follows:

Beginning at an iron pin in the southerly margin of Clarendon Avenue, being the northwest corner of said Lot "A"; running thence in a northeasterly direction, with the curve of the southerly margin of Clarendon Avenue, 130.8 feet to the northwest corner of Lot "B"; thence southerly, with a line between said two lots, 257.8 feet; thence south 68° 05' west 108 feet to the easterly line of W. W. Dillon's lot; thence northerly, with is easterly line, 46.7 feet to his northeast corner; thence westerly, with his northerly line, south 68° 05' west 9.64 feet; thence northerly 195.3 feet to the beginning.

Being the same property conveyed to Edith Kelleher Derryberry by Warranty Deed from Morris F. Schwartz and Leo Schwartz, Jr., Testamentary Trustees, of record in Book 2140, page 607, Register's Office for Davidson County, Tennessee. The said Edith Kelleher Derryberry having since died, and the property was devised to in Marshall Edgar Derryberry III, by Will Book 148, page 887, Probate Court Clerk's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED TO JEFFERSON C. ORR AND LORI S. ORR BY DEED OF RECORD IN BOOK 10721 PAGE 854. RODE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT
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