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BOOK 11067 PAGE 99

THIS INSTRUMENT PREPARED BY:
JOHN A. BEAM, III
Attorney at Law
1332 Eighth Avenue North
P.O. Box 80240
Nashville, Tennessee 37208

FROM: E. HOWARD BRANDON and wife RUTH A. BRANDON ("GRANTOR")

TO: MID-CONTINENT COLLEGE of MAYFIELD, KENTUCKY ("GRANTEE")

PROPERTY ADDRESS:	SEND TAX BILLS TO:	MAP/PARCEL:
118 Sixteenth Avenue South Nashville, Tennessee 37203	Mid-Continent College 99 Powell Road Mayfield, Kentucky 42066	Pcls: 93-9, 93-13 203, 204, 205 206, 7

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by Mid-Continent College, and further in consideration of the transfer made in connection with a gift of real property E. Howard Brandon and wife, Ruth a. Brandon, have bargained and sold, and by these presents do transfer and convey unto the said Mid-Continent College, its successors and assigns, an undivided seven percent (7%) interest in and to a certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point at the Intersection of the sidewalk in the easterly margin of 16th Avenue South and the southerly margin of McGavock Street, this being the northwestern corner of this described Tract Number 1, also known as Parcel 203, Metro tax Map 93-9 Tax Assessor's Office for Davidson County, Tennessee, thence; in a easterly direction along said sidewalk in the southern margin of McGavock Street, North 63° 40' 49" East, 268.00 feet to a point, thence; South 26° 16' 23" East, 166.00 feet to a point in the northern margin of Alley Number 235, Metro tax Map 93.13, Tax Assessor's Office of Davidson County, Tennessee, thence; North 63° 40' 27" East, 227.90 feet along said alley to a point in the eastern margin of the sidewalk in the eastern margin of 16th Avenue South, thence; North 26° 16' 23" West, 166.00 feet to the point of beginning of this described Tract Number 1 containing 44,487.99 square feet or 1.021 acres, more or less.

TRACT NO. 2:

BEGINNING at a P.K. Nail in the sidewalk at the Intersection of 16th Avenue South and Demonbruen Street, this being the southwestern corner of Parcel Number 8, Metro Tax 93-13, Tax Assessor's Office for Davidson County, Tennessee, thence; continuing along sidewalk North 63° 50' 20" East, 157.86 feet in a easterly direction to an iron rod in the northerly margin of Demonbruen Street, this being the point of beginning for this described Tract Number 2, thence; North 26° 04' 26" West, 82.13 feet along the building wall to a point, thence; South 63° 46' 41" West, 158.14 feet along the building wall to a point; thence North 26° 16' 23" West, 82.64 feet to a point, thence; North 63° 40' 27" East, 227.90 feet along the northerly building wall in the southerly margin of Alley Number 235, Metro Tax Map 93-13, Tax Assessor's Office of Davidson County, Tennessee, thence; South 26° 15' 25" East, 165.30 feet to a P.K. Nail (Old) in the sidewalk, thence; South 63° 50' 20" West, 70.01 feet to the point of beginning for this described Tract Number 2, containing 24,620..69 square feet or 05.65 acres more or less.

BEING part of the same property conveyed to E. Howard Brandon and wife, Ruth Brandon, by Quitclaim Deed of Record in Book 9957, Page 530, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 118 Sixteenth Avenue, South, Nashville, Davidson County, Tennessee 37203.

This conveyance is subject to the following matters of record:

1. All matters shown on Plat recorded in Plat Book 1, Page 15;
2. Memorandum of Lease of record in Book 9311, Page 594; together with option to purchase at specified amounts; and

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3. Lease Agreement of record in Book 6524, Page 751, establishing rental of five (5) parking spaces; and
4. Property Tax for 1998, a lien not currently due and payable.

HAVE AND TO HOLD the said undivided seven (7%) percent interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mid-Continent College, its successors and assigns, forever, in fee simple.

WITNESS my hand, this 24 day of July, 1998.

E. Howard Brandon

Ruth A. Brandon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared E. Howard Brandon, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 24 day of July, 1998.

Regina M. Keith
Notary Public

My Commission Expires: 7/29/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Ruth A. Brandon, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 24th day of July, 1998.

Regina M. Keith
Notary Public

My Commission Expires: 7/29/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

John A Beard
Affiant

Subscribed and sworn to before me this 22nd day of July 1998.

Regina M. Keith
Notary Public

NOTARY PUBLIC

My Commission Expires: 7/29/2001

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