This Instrument Prepared By:
Title Escrow of Brentwood, Inc.
HAROLD REEVES, ATTORNEY P.C.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

BOOK 11171 PAGE 131

ADDRESS NEW OWNER:
Charles A. Howell, III
1017 Clifton Lane
Nashville, TN 37204

OWNER:
Charles A. Howell, III

SEND TAX BILL:
To Owner
1017 Clifton Lane
Nashville, TN 37204

MAP AND PARCEL:
MAP 118-1
PARCELS 43, 44 and 46

QUITCLAIMDEED

I, Robert Johnson Howell hereby Quitclaim all my interest to Charles A. Howell, III, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN

This is improved property known as: 2700, 2702 & 2704 12th Avenue, South and 1116 Halcyon Avenue, Nashville, TN 37204.

These are the same legal descriptions as in previous deed of record.

And now I, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all my rights, title and interest unto the said Charles A. Howell, III, his heirs and assigns, forever; to have and to hold; and I, Robert Johnson Howell covenant with the said Grantees that the same is conveyed subject to the limitations and restrictions as may effect the premises.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 13 day of October, 1998.

Robert Johnson Howell

8195 10/27 0101 03CHECK 14.00

0504261

REFERENCE

98 OCT 27 AM 10:02

REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert Johnson Howell, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 13th day of October, 1998.

NOTARY PUBLIC

My Commission Expires: _____

MARY CAMERON CETALU NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ NONE.

AFFIANT

Subscribed and sworn to before me this 13th day of October, 1998.

NOTARY PUBLIC

My Commission Expires: _____

MARY CAMERON CETALU NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

TRACT NO. I:

Land in Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 on the Map of Idlewild Plan of Lots, as of record in Book 161, page 120, Register's Office for said County, and described as follows:

Beginning at a point on the easterly margin of 12th Avenue South or Granny White Pike, 75 feet 7 inches north of the north margin of Halcyon Avenue; thence south 89 deg. 12' east 22.5 feet to a point; thence north 86 deg. 30' east 47.52 feet to a point which is 74 feet north of Halcyon Avenue; thence northerly 29 feet; thence westerly 70 feet to the easterly margin of 12th Avenue South or Granny White Pike, 46 3/4 feet south of the south margin of an alley; thence with said Avenue, southerly 28 feet 1 inch to the beginning.

Being the same property conveyed to Charles A. Howell and wife, Helen B. Howell by deed form James W. Poitevint and wife, Dorothy Louise Poitevint of record in Book 2245, page 571, Register's Office for Davidson County, Tennessee. Charles A. Howell predeceased Helen B. Howell. Helen B. Howell a/k/a Helen Buchanan Howell having since died leaving all her property to her three (3) children, Charles A. Howell, III, Robert Johnson Howell and Helen Howell Palmer Ball of record in Will Book 162, page 138, Probate Court Clerk's Office for Davidson County, Tennessee.

TRACT NO. II:

Being part of the north part of Lot No. 2 and a triangle out of the northwest corner of a part of Lot No. 3 on the Map of Dr. L. G. Noel's Idlewild Subdivision, as of record in Book 161, page 120, of the Register's Office for said County, and described according to a copy of a survey thereof made November 19, 1941, by W. B. Southgate, Surveyor, as follows:

Beginning at a point in the south margin of the first alley north of Halcyon Avenue 45.5 feet east of the Granny White Pike at the northeast corner of the property conveyed to M. D. Douglas by deed of record in Book 888, page 168, said Register's Office; thence along said Douglas' easterly line southerly 50 feet, more or less, to a point at an iron pin in the common line between Lots Nos. 1 and 2 and in the north line of a part of said Lot No. 2 conveyed to Patrick A. Sullivan by deed of record in Book 1198, page 178, said Register's Office; and being M. B. Douglas' southeast corner; thence along Sullivan's northerly line, easterly 50 feet to an iron pin at Sullivan's northeast corner; thence northerly on a line as if Sullivan's easterly line were extended 53.6 feet to a point in the south margin of the above mentioned alley, which point is 5.5 feet east of the common original corner of Lots Nos. 2 and 3; thence along the southerly margin of said alley westerly 50 feet to the point of beginning.

Being the same property conveyed to Charles A. Howell, Jr. by deed from M. N. Young and wife, Ruby M. Young and Patrick A. Sullivan of record in Book 1174, page 511, Register's Office for Davidson County, Tennessee. Charles A. Howell, Jr. having since died and his Will is of record in Will Book 113, page 414, Probate Court Clerk's Office for Davidson County, Tennessee, leaving all of his property to his wife, Helen Buchanan Howell. Helen Buchanan Howell having since died and her Will is of record in Will Book 162, page 138, Probate Court Clerk's for Davidson County, Tennessee, leaving all of her property to her three (3) children, Charles A. Howell, III, Robert Johnson Howell and Helen Howell Palmer Ball.

RECORDERS MEMO
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