BOOK 11280 PAGE 753

0532479

IDENTIF. & REFERENCE

This instrument prepared by:

Harris A. Gilbert, Esq.
Wyatt, Tarrant & Combs
511 Union St., Suite 1500
Nashville, TN 37219

99 JAN -4 PM 3:04

[illegible] REGISTER
DAVIDSON COUNTY, TN.

QUITCLAIM DEED

8237 01/04 0101 03CHECK 14.00

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel**
304 BROADWAY, LLC Douglas Hirt, Chief Manager 5039 Hill Place Drive Nashville, TN 37205	SAME	Map 93-6-2 Parcels 27 and 28

For and in consideration of love and affection (and no monetary consideration) Melanie M. Hirt, Jacob May, Frank May and Deborah M. Wolfman, each owning an undivided one-fourth (1/4) interest, hereinafter called the Grantors, by these presents do quitclaim and convey unto 304 BROADWAY, LLC, hereinafter called the Grantee, its successors and assigns, all of their right, title, and interest in and to a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 45 on the Original Town of Nashville, not of record, described as follows:
>
> Beginning at a point on the northern margin of Broad Street, fifty eight (58) feet west of the western margin of Third Avenue, formally College Street, running thence nearly parallel with said avenue, formally College Street, (108-1/3) one hundred eight and one third feet to an alley westwardly, parallel to Broad Street, fifty-six (56) feet; thence at right angles, southwardly and parallel with said avenue, formally College Street, to Broad; thence eastwardly with Broad Street (56) fifty-six feet to the beginning.
>
> Being the same property conveyed to Melanie M. Hirt and Jacob May by deed from the Metropolitan Development and Housing Agency, of record in Book 9773, Page 627, Register's Office for Davidson County, Tennessee, and further, Melanie M. Hirt's one-fourth (¼) undivided interest and Jacob May's one-fourth (¼) undivided interest being conveyed to Frank May and Deborah M. Wolfman of record in Book 11280, Page 751, Register's Office for Davidson County, Tennessee.

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:
304 Broadway
93-6-2-28
306 Broadway
93-6-2-27

Witness our hands this the 2nd day of January, 1999.

Melanie M. Hirt
MELANIE M. HIRT

Frank May
FRANK MAY

Jacob May
JACOB MAY

Deborah M. Wolfman
DEBORAH M. WOLFMAN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Harris A. Gilbert, a Notary Public in and for said county and state, the within named **MELANIE M. HIRT,** the 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 24 day of

HARRIS A. GILBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____, 199_____

NOTARY PUBLIC

Commission Expires _____

STATE OF TENNESSEE)
MARCH 24, 2001
COUNTY OF DAVIDSON)

Personally appeared before me, Jacob May, a Notary Public in and for said county and state, the within named **JACOB MAY,** the 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 24 day of

HARRIS A. GILBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

January, 1999

NOTARY PUBLIC

Commission Expires _____

STATE OF MASSACHUSETTS)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Travis A. Gilbert, a Notary Public in and for said county and state, the within named **DEBORAH M. WOLFMAN**, the 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, Tenn, this 4th day of Jan, 1999.

Commission Expires _____

NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Travis A. Gilbert, a Notary Public in and for said county and state, the within named **FRANK MAY,** the 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 4th day of Jan, 1999.

Commission Expires_____

NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -0- ($0.00).

~~MELANIE M. MAY~~ Travis A. Gilbert

Subscribed and sworn to before me, this the 4th day of January 1999.

Commission expires:

Susanne C. Pugh
NOTARY PUBLIC

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12/29/98 11:51 AM

My Commission Expires JULY 27, 2002