51L

BOOK 11280 PAGE 781

This instrument prepared by:

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

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel
119 SECOND AVENUE, LLC Douglas Hirt, Chief Manager 5039 Hill Place Drive Nashville, TN 37205	SAME	Map 93-6-4 Parcel 50

For and in consideration of love and affection (and no monetary consideration) The Leon Company, Melanie M. Hirt, Frank C. May, and Deborah M. Wolfman, each owning a one-fourth (¼) undivided interest, hereinafter called the Grantors, by these presents do quitclaim and convey unto 119 SECOND AVENUE, 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. 2 on first plan of Davidson Academy Lots, not of record, described as follows:
>
> Beginning on the westerly margin of 2nd Avenue South, formerly Market Street, at a point 200 feet south of the southerly margin of Broadway, formerly Broad Street; thence with said avenue, southwardly 50 feet, more or less, to the northeast corner of the property conveyed to Edward Culbert, et al., by deed from William Culbert, of record in Book 512, page 194, Register's Office for said County; thence at right angles towards 3rd Avenue South, 109 feet, more or less, to a stake; thence at right angles towards Broadway, 50 feet; thence at right angles, eastwardly 109 feet, more or less, to the beginning.
>
> Being the same property conveyed to Melanie M. Hirt, Jacob May, Frank C. May and Deborah M. Wolfman by deed from Leon May and wife, Mimsye S. May, of record in Book 7438, page 753, Register's Office for Davidson County, Tennessee, and further, Jacob May's one-fourth (¼) undivided interest being conveyed to The Leon Company of record in Book 8094, Page 647, 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:

119 2nd Avenue, South
Nashville, Tennessee
93-6-4 Parcel 50

05324486
IDENTIF. & REFERENCE

99 JAN -4 PM 3:05
ALL GARRETT REGISTER
DAVIDSON COUNTY, TN.

Witness our hands this the 1st day of June 1999.

THE LEON COMPANY

BY: Leon May

Melanie M. Hirt
MELANIE M. HIRT

Frank C May
FRANK C. 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 **FRANK C. 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 June, 1999.

NOTARY PUBLIC AT LARGE

Commission Expires _____

NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Harris A. Gilbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of **THE LEON COMPANY**, the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 4th day of June, 1999.

NOTARY PUBLIC AT LARGE

Commission Expires _____

NOTARY PUBLIC

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 4th day of June, 1999.

NOTARY PUBLIC AT LARGE

Commission Expires _____

NOTARY PUBLIC

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 **LEON MAY AS ATTORNEY-IN-FACT ON BEHALF OF DEBORAH M. WOLFMAN,** the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as the act and deed of Deborah M. Wolfman for the purposes therein contained by signing her name.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of January, 1999.

Commission Expires 3/4/2001

Harris A. Gilbert
NOTARY PUBLIC

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

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Frank C May
FRANK C. MAY

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

NOTARY PUBLIC

Commission expires:

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

My Commission Expires MARCH 24, 2

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