QUITCLAIM DEED

BOOK 11381 PG. 550

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: 7/22/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Security Escrow & Title Company, 750 Old Hickory Blvd., #165
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EIGHTH AVENUE PROPERTIES, LLC	-SAME AS OWNER-	Map 105-02
(NAME)	(NAME)	
1005 Eighth Avenue South		Parcel 445
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Douglas J. Brown and James H. Sherrod, Jr. (a/k/a Jim Sherrod) Co-Executors of the Estate of Evelyn J. Condra

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND QUITCLAIMED, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eighth Avenue Properties, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL THEIR RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

7695 03/12 0101 03CHECK 14.00

SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED BY REFERENCE HEREIN.

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

99 MAR 12 PM 1:07

0560259

IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 1005-1013 Eighth Avenue South Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hand s this 1st day of January, 1999

DOUGLAS J. BROWN, CO-EXECUTOR

JAMES H. SHERROD, JR., CO-EXECUTOR

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Douglas J. Brown and James H. Sherrod, Jr. as Co-Executors of the Estate of Evelyn J. Condra

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of January 19 99.

Commission expires 7/22/02

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 of the subdivision of Reserved Parcel as shown on Resubdivision of Edgehill Estates, Section 69 of record in Book 4715, Page 137, Register's Office for said County, described as follows:

BEGINNING at a point on the westerly margin of 8th Avenue South as widened said point being 217.81 feet South of the intersection of 8th Avenue South and Archer Street; thence along the westerly margin of 8th Avenue South, South 1 deg. 53 min. East 162.04 feet; thence leaving said margin North 82 deg. 5 min. West 126.18 feet to a point; thence north 0 deg. 55 min. West 62.51 feet to a point; thence North 82 deg. 0 min. West 129.64 feet to a point in the easterly margin of Alley No. 404; thence along the easterly margin of said alley North 5 deg. 20 min. East 98.81 feet to a point; thence leaving said margin South 81 deg. 51 min. East 242.30 feet to the point of beginning.

BEING the same property conveyed to Robert M. Condra by deed of record in Book 5115, Page 833, said Register's Office, who died testate on December 1, 1989, a copy of his said will being of record in Will Book 169, page 243, Probate Court Clerk's Office for Davidson County, Tennessee, said will devising said property to his wife Evelyn J. Condra who died testate April 2, 1994, a copy of her said will being of record in Will Book 190, page 9, Probate Court Clerk's Office for Davidson County, Tennessee, Grantors herein having full power to convey title to same without joinder of beneficiary.