QUITCLAIM DEED

Prepared By:
Middle Tennessee Escrow Co., LLC
3401 West End Ave. Suite 192W
Nashville, TN 37203

Address of New Owner(s):
904 Buchanan St.
Nashville, Tn 37208

Send Tax Bill To:
904 Buchanan St.
Nashville, Tn 37208

Map - Parcel No. 81-8-24

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual Consideration of Value
For The Transfer is $-0-

Affiant

Subscribed and Sworn Before me
this 2 day of April, 1999

Notary Public
My commission expires: 3-24-01

This instrument made and entered into on this the 2 day of April, 1999, by and between, Nelly Makhlouf, unmarried, party of the first part, and Ziad Mutlak, unmarried, party of the second part of Nashville, Davidson County, Tennessee.

0101 03CHECK 14.00

WITNESSETH

That for and in consideration of the sum of $1.00 cash in hand paid, the receipt of which is hereby acknowledge, the party of the first part conveys and quitclaims unto the party of the second part, all her right, title and interest in and to the following real estate

TRACT 1:

Land in Davidson County, State of Tennessee, described as follows:

Being Lots No. 1,2,3, & 4, on the map of J.L. Valentino's subdivision of Lot No. 1 of the Woodward Plan called "Maple Grove" of record in Book 57, page 83, Register's Office for Davidson County, more particularly described as follows:

Lot No. 1 on the Woodward Plan called maple Grove Plan, of record in Book 57, Page 83, Register's Office for Davidson County fronts 56 feet on the northerly side of Buchanan Street, formerly Hydes Ferry Pike, and runs back between lines 153 feet on the westerly side and 175

feet more or less on the easterly side along the westerly margin of Ninth Avenue North to an alley in the rear, on which it measures 13 feet.

Lot No. 2 and the easterly 18 2/3 feet of Lot No. 3, join, and front together 51 2/3 feet on the northerly side of Buchanan Street, and runs back between lines 150 feet on the west line for part of Lot No. 3, and 153 feet on the easterly line of Lot No. 2, to an alley on which they measure 51 2/3/feet.

Lot No. 4 and the remaining westerly feet of Lot No. 3 adjoin and front together 48 1/3 feet on the northerly side of Buchanan Street and runs back between parallel line a distance of 150 feet to an alley.

INCLUDED in the above description, but EXCLUDED from this conveyance is that portion of subject property vested in the State of Tennessee for the sue and benefit of this Department of Highways by Consent Judgment of record in Book 4173, page 46, said Register's Office, described as follows;

Land in Davidson County, Tennessee, beginning at the intersection of the northerly margin of Buchanan Street and the westerly margin of Ninth Avenue, said point of intersection being the southeasterly corner of Lot No. 1 of the Woodward Plan, of record in Book 57, page 83, Register's Office for Davidson County, Tennessee. Said Lot No. 1 also being part of that tract of land conveyed to Julia A. Waller by deed of record in book 1338 page 518, Register's Office for Davidson County, Tennessee; thence along the northerly margin of Buchanan Street and the southerly boundary of said tract of land conveyed in Book 1338, page 518, Register's Office for Davidson County, Tennessee, North 75 degrees 33 minutes 46 seconds West 54.19 feet to a point; thence North 4 degrees 51 minutes 19 seconds West 9.74 feet to a point; thence eastwardly along an arc curving to the right and having a radius of 603.96 feet, 45.15 feet to a point on the westerly margin of Ninth Avenue; thence along the westerly margin of Ninth Avenue and the easterly boundary of said Waller tract, South 17 degrees 57 minutes 14 seconds East 26.65 feet to the point of beginning, containing 842 square feet, plus or minus.

Also, INCLUDED in the above description but EXCLUDED from this conveyance is that portion of subject property conveyed to the City of Nashville by deed of record in Deed Book 1129, page 505, said Register's Office , described as follows:

Beginning at the southeast corner of the property belonging to us located at the northwest corner of Ninth Avenue and Buchanan Street; running thence in a westerly direction, and with the rear line of the present sidewalk located on the northerly side of Buchanan Street 107 feet to a point, said point being approximately 44 feet east of the westerly line of Lot No. 4 in the maple Grove Plan; thence in a easterly direction in line with the rear of the present sidewalk line extended, a distance of 100 feet more or less to a point where said rear sidewalk line extended would intersect the sidewalk now on the westerly side of Ninth Avenue North; thence in a southerly direction with the rear line of said Ninth Avenue sidewalk, a distance of approximately 20 feet to the beginning.

Being a portion of the same property conveyed to Ziad Mutlak, Nelly N. Makhlouf and Alice Farah (the "Grantees") Grantees' heirs, successors and assigns, a certain tract or parcel of land in Davidson county, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by this reference (the "Property"). The interest of the said Ziad Mutlak and Nelly N. Makhlouf in the Property shall be an undivided one-half (1/2) interest with right of survivorship between themselves and the interest of the said Alice Farah in the Property shall be an undivided one-half (1/2) interest without right of survivorship with the undivided one-half (1/2) interest of Ziad Mutlak and Nelly N. Makhlouf, by Warranty Deed from Boyde W. Jones in Book 10125 page 648. The said Ziad Mutlak having since QuitClaimed all her interest in said property to Nelly Makhlouf in Book 11257, page 42.

This is improved property known as 904 Buchanan Street, Nashville, TN 37208.

In testimony whereof, the party of the first part has hereunto set her signature, this day and dated first above written.

Nelly Makhlouf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2 day of April, 1999, before me personally appeared Nelly Makhlouf, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal at Nashville, Tennessee.

My Commission expires:
3-24-01

Sandy Williams
Notary Public

99 APR 16 PM 2:49
BILL CAPPS
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

057288