PREPARED BY:
JAMES BRYAN LEWIS, ATTORNEY AT LAW
BARRETT, JOHNSTON & PARSLEY
217 Second Avenue North
Nashville, TN 37201

BOOK 11695 PAGE 345

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1) Dollars, cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable considerations, We, **WAYNE M. MCINTURFF and wife, EMMA S. MCINTURFF and JIM E. MCCULLOUGH**, have this day bargained and sold, and by their presents do hereby transfer and convey unto **L.M.M., A JOINT VENTURE** and its heirs and assigns, all of Grantor's right, title and interest in certain land in Davidson County, State of Tennessee, described as follows (the "Property"), to-wit:

> **LAND** in Davidson County, Tennessee, being 304 - 306 Fourth Avenue South, Nashville, Tennessee, as of record in Book 8617, Page 780, Register's Office for said County, and described as follows:

TRACT A:

Beginning on the East side of Cherry Street (4th Avenue South) at John Dougherty's line, running thence with said street twenty-six (26) feet, southwardly, to a stake; thence eastwardly right angles 102 feet to a stake; thence northwardly at right angles twenty-six (26) feet to said Dougherty's line; thence at right angles with said Dougherty's lines and westwardly one hundred and two (102) feet to the beginning.

INCLUDED in the above description, but **EXCLUDED** therefrom is that portion of subject property taken by the City of Nashville to widen 4th Avenue South. The above described property is known as Lots 22 and 23 of Kirkman Subdivision of Lots 15 and 17 and 25 to 27, of Davidson Academy, of record in R-460, said Register's Office.

This is unimproved property known as 304 Fourth Avenue, South, Nashville, TN 37201.

TRACT B:

Being the southerly 19 feet of Lot No. 23 and the northerly 30-1/2 feet of Lot No. 24 in Kirkman's Subdivision of Part of the Davidson Academy Property, a plan of which subdivision is of record in Book "R", Page 460, of the Register's Office for said County, described as follows:

BEGINNING at a point 65 feet south of the corner of Kirkman, now Mulloy Street, and Cherry Street, now Fourth Avenue South; thence southwardly with the east line of said Cherry Street 49-1/2 feet; thence at right angles to the said Cherry Street eastwardly to Almond Street, now Hume Street; thence northwardly 49-1/2 feet; thence westwardly the depth of the whole lot to the beginning corner.

This is improved property known as 306 Fourth Avenue, South, Nashville, TN 37201.

Being the same property a 3/5 undivided interest was conveyed to Wayne M. McInturff and wife, Emma S. McInturff and a 2/5 undivided interest conveyed to Jim E. McCullough, as tenants in common, by deed from John R. Reynolds, Administrator Cum Testamento Annexo of the Estate of Hooper Jones, by deed of record in Book 8617, Page 780, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned has caused this Quitclaim Deed to be executed this 31st day of August, 1999.

Wayne M. McInturff
WAYNE M. MCINTURFF

Emma S. McInturff
EMMA S. MCINTURFF

Jim E McCullough
JIM E. MCCULLOUGH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, the within named Bargainors, **Wayne M. McInturff, Emma S. McInturff, and Jim E. McCullough**, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand this 31st day of August, 1999.

Wilma A. Oglesby
NOTARY PUBLIC

My Commission Expires: My Commission Expires JULY 27, 2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is none.

Jim E McCullough
AFFIANT

Sworn to and subscribed before me this 31st day of August, 1999.

Wilma Oglesby
NOTARY PUBLIC

My Commission Expires: My Commission Expires JULY 27, 2002.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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New Owner:
SEND TAX BILLS TO:

L.M.M. Joint Venture
James A. Lewis
4467 Pecan Valley Road
Nashville, TN 37218

MAP/PARCEL NO: 093-10-0/386/388

PICK-UP

99 OCT -7 PM 4:05

RECEIVED

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