This Form furnished by: **HELEN SFIKAS ROGERS, ATTORNEY AT LAW**

FROM:

ANN CLEMENTS BORUM

Instr:200001310010058 Page: 1 OF 4
REC'D FOR REC 01/31/2000 4:05:11PM
RECORD FEE: $18.00
M. TAX: $0.00 T. TAX: $0.00

TO:

MICHAEL G. BORUM

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map- Parcel - Lot
Michael G. Borum 625 Fogg Street Nashville, Tennessee 37203	Michael G. Borum 625 Fogg Street Nashville, Tennessee 37203	93-14-221 93-14-320 93-14-321 93-14-323

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE TRANSFER TAX ON THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF *TENNESSEE CODE ANNOTATED* § *67-4-409(a)(3)(E)*. THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
$ NONE.

Michael G. Borum
MICHAEL G. BORUM

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December, 1999.

Helen S Rogers
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/25/2000.

This Instrument Prepared By:

HELEN S. ROGERS
Attorney at Law
2205 State Street
Nashville, TN 37203

(615) 320-0600

I, ***ANN CLEMENTS BORUM***, do hereby Quitclaim to **MICHAEL G. BORUM**, all my rights, title and marital interest in said real property as described below:

LAND in Davidson County, Tennessee, being described as follows:

TRACT Nº I:

BEING Lots Nº's 13, 14, 15 and 16 on the Plan of Ewing and Wetmore's Addition, of record in Book Nº 14, Page Nº's 202 and 203, Register's Office for Davidson County, Tennessee.

BEGINNING on the northerly margin of Fogg Street, at a point 65 feet easterly from the easterly margin of 7th Avenue, South, formerly Stevenson Street or Avenue; Thence with the northerly margin of Fogg Street easterly 32½ feet; Thence northerly parallel with 7th Avenue, South, 130 feet more or less; to the southerly margin of an alley; Thence with the southerly margin of said alley westerly 32½ feet to a point 65 feet easterly from the easterly margin of 7th Avenue, South; Thence southerly 130 feet, more or less, to the beginning.

TRACT Nº II:

BEING the east part of Lots Nº's 13, 14, 15 and 16 on the Plan of Ewing and Wetmore and Other's Addition, of record in Book Nº 14, Page Nº's 202 and 203, Register's Office for Davidson County, Tennessee.

SAID parts of said Lots front 32½ feet on the north side of Fogg Street and run back between parallel lines, along the east margin of an alley, 130 feet to another alley in the rear.

TRACT Nº III:

BEING the west half of Lots Nº's 13, 14, 15 and 16 on the Plan of Ewing and Wetmore's Addition to Nashville, of record in Book Nº 14, Page Nº's 202 and 203, Register's Office for Davidson County, Tennessee.

FRONTING 65 feet on the north side of Fogg Street, and running back between parallel lines along Stevenson Avenue 130 feet to an alley 10 feet wide, containing nineteen hundredths (0.19) acres, more or less.

TRACT Nº IV:

BEGINNING at an iron post in the west line of Seventh Avenue South, said iron post being fifty (50) feet northeastwardly from and at right angles to the centerline of the main track of the Chattanooga Subdivision of this Nashville Division of the Seaboard System Railroad; Thence North 01 degrees 16 feet West along the west line of said Seventh Avenue South a distance of sixty-eight and twenty-one hundredths (68.21) feet to a railroad spike in the south line of a ten foot alley; Thence South 88 degrees 44 feet West along the south line of said alley a distance of seventy-four and thirty-two hundredths (74.32) feet to an iron post, said post being fifty (50) feet northeastwardly from and at right angles to the centerline of said main tract; Thence South 48 degrees 43 feet 17 minutes East along a line fifty (50) feet northeastwardly from the parallel to the centerline of said main track a distance of one hundred and eighty-seven hundredths (100.87) feet to the point of beginning, containing 2,534.7 square feet.

TRACT Nº V:

BEING Lot Nº 17 on the Plan of Ewing, Wetmore and Other's Addition to South Nashville, of record in Book Nº 14, Page Nº's 202 and 203, Register's Office for Davidson County, Tennessee, described according to a survey by Ernest Davis, dated April 15, 1974, as follows:

BEGINNING at an iron pin at the intersection of the northerly margin of Fogg Street and the easterly margin of a 10 foot alley; Thence with the margin of said alley northerly 130 feet to an iron pin; Thence easterly 27 feet to an iron pin at the common rear corner of Lots Nº's 17 and 18; Thence with the line between said lots southerly 130 feet to an iron pin in the northerly margin of Fogg Street; Thence with the margin of said street, westerly 27 feet to the point of beginning.

BEING the same real property conveyed to Michael G. Borum and Wife, Ann Clements Borum, by Deed from Herbert a. Langhans and Wife, Hazel Louise Langhans, as of Record in Deed Book No. 10382, Page No. 940, Register's Office for Davidson County, Tennessee.

Subject to easement for storm sewer tunnel in Book Nº 4090, Page 171, (as to Tract IV); Possible railroad charter right-of-way; All matter on the Plan of Record

This Conveyance is made pursuant to *Tennessee Code Annotated* § *36-4-121* and a Final Decree of Divorce in the Fourth Circuit Court of Davidson County, Tennessee, Docket No. 99D-1476, granted on December 17, 1999, of Record in Book Nº ⟶, Page Nº _____, Register's Office for Davidson County, Tennessee. Instrument # 200012600008692

This is unimproved property, known as:

Map/Parcel Nº: 93-14-221 (N/W Corner 7th Avenue, South, Nashville, Tennessee 37203)

Map/Parcel Nº: 93-14-320 (646 Fogg Street, Nashville, Tennessee 37203)

Map/Parcel Nº: 93-14-321 (648 Fogg Street, Nashville, Tennessee 37203)

Map/Parcel Nº: 93-14-323 (650 Fogg Street, Nashville, Tennessee 37203)

WITNESSED My Hand this the 8 day of December, 1999.

Ann Clements Borum

ANN CLEMENTS BORUM

STATE OF ~~TENNESSEE~~ New York }

COUNTY OF ~~DAVIDSON~~ New York }

Personally appeared before me, PETER PISAPIA, a Notary Public in and for said County and State, the within named **ANN CLEMENTS BORUM**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that **SHE** executed the within instrument for the purposes of therein contained.

WITNESS my hand at ~~Nashville~~ New York N.Y, ~~Tennessee,~~ this the 8 day of DECEMBER, 1999.

NOTARY PUBLIC

PETER P. PISAPIA Jr.
Notary Public, State of New York
No. 4513348
Qualified in Nassau County
Commission Expires June 30, 2001

My Commission Expires: 6/30/01
DATE