Box 48B

Instr:200004120036004 Page: 1 OF 1
REC'D FOR REC 04/12/2000 9:02:19AM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

**FILE NO: 9900612**

**This instrument prepared by:**
Kay B. Housch, Esq., BPR #010995
Beaty & Housch, P.C.
214 Second Ave. North, Suite Two
Nashville, TN 37201

# QUITCLAIM DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Map Parcel Numbers |
|---|---|---|
| (NAME)<br>Duer, Nolan, Porter, Hildebrand & Niewold | (NAME)<br>Same | Map 93-2-3 |
| (STREET ADDRESS)<br>214 Third Avenue North | (STREET ADDRESS) | Parcel 174 |
| (CITY) (STATE) (ZIP)<br>Nashville, Tennessee 37201 | (CITY) (STATE) (ZIP) | |

**FOR AND IN CONSIDERATION** of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **JOHN WILLIAM NOLAN III, Trustee only** by these presents do hereby quitclaim and convey unto **PHILIP W. DUER, MICHAEL MONDELLI, JOHN W. NOLAN, EARL J. PORTER, JR., DONALD D. HILDEBRAND and CHARLES R. NIEWOLD**, their successors and/or assigns, all right, title and interest in and to the following described tract of land:

Town of Nashville, not of record, and being shown on the Plan of the Foster property, marked "Store No. 214" on the east side of College Street, now Third Avenue North, the plan of said Foster property being of record in Book 161, page 38, Register's Office for said County and being described as follows:

Beginning at a point in the easterly margin of Third Avenue North, 59 feet 9 inches south of the southerly margin of Bank Alley, being the southwest corner of the property conveyed to C M. Hunt, Trustee, by deed of record in Book 675, page 132, said Register's Office; thence along Hunt's southerly line, easterly 107 feet, more or less, to the westerly margin of an alley; thence with the margin of said alley, southerly 21 feet 6½ inches to the northeast corner of the property decreed to G.W.Pyle, Trustee, by decree of record in Minute Book 77, page 361, of the Chancery Court at Nashville; thence along what was Pyle's northerly line, westerly 107 feet more or less, to the easterly margin of Third Avenue North; thence with the margin of said Avenue, northerly 21 feet 6 ½ inches to the beginning.

Being the same property vested in Donald C. Hildebrand by deeds of record in Book 4296, page 418; Book 4404, page 455; and Book 8380, page 512, all in Register's Office for Davidson County, Tennessee, and by two Quitclaim Deeds being recorded simultaneously herewith.

Being the same property conveyed to John W. Nolan III, Trustee, by deed of record in Book 6471, page 780, Register's Office for Davidson County, Tennessee

This conveyance is for the purpose of distribution to the beneficiaries of the trust created by said deed.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
*Subscribed and sworn to before me this the 11th day of April, 2000.*

*The actual consideration for this transfer is $ -0-.*

*Affiant*

*Notary Public*

*My commission expires:* 9/29/2001
*(Affix Seal)*

KAY B. HOUSCH NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Witness our hand this _____ day of April, 2000.

John W. Nolan III
**John W. Nolan III, Trustee only** per a Trust Agreement dated Nov. 16, 1984.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN W. NOLAN III, Trustee only,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of April, 2000.

Cindi Snuggs
Notary Public
My Commission Expires: Nov. 30, 2002

CYNDI SNUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

**Encumbrances:**
1. Real property taxes for 1999, a lien, due and payable, but not yet delinquent.
2. Easement for party walls for use in common with owners of attached and appurtenant improvements.
3. Deed of Trust of record in Book 8380, page 516, Register's Office for Davidson County, Tennessee, securing $40,000.00 promissory note payable to Norman Lane.