19A
mds

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
2700 First American Center
Nashville, Tennessee 37238

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
JERRY R. BELLAR JACQUELINE A. BELLAR 209 Louise Avenue Nashville, TN 37203	Same	Map 92-15 Parcels 100, 106, 107

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged and in order to create a tenancy in common, we JERRY R. BELLAR and JACQUELINE A. BELLAR, by these presents do hereby quitclaim and convey unto MICHAEL D. SONTAG, his heirs and assigns, all our right, title and interest in and to the property described on Exhibit A hereto.

AND MICHAEL D. SONTAG in order to create a tenancy in common does hereby quitclaim and convey unto JERRY R. BELLAR and wife, JACQUELINE A. BELLAR, as equal tenants in common, their heirs, and assigns, all his right, title and interest in and to said property.

The description on Exhibit A hereto is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 206, 209, and 210 Louise Avenue, Nashville, TN.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 29 day of December, 2000.

Jerry R. Bellar
JERRY R. BELLAR

Jacqueline A. Bellar
JACQUELINE A. BELLAR

MICHAEL D. SONTAG

Davidson County DEEDQC
Recvd: 03/12/01 14:22 4pgs
Fees:18.00 Taxes:0.00
20010312-0023481

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, JERRY R. BELLAR and JACQUELINE A. BELLAR, the within named bargainors, 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, at office, this 29th day of December, 2000.

Notary Public

My Commission Expires:
July 28, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, MICHAEL D. SONTAG, 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, at office, this 29th day of December, 2000.

Notary Public

My Commission Expires:
July 28, 2001

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

JACQUELINE A. BELLAR

Subscribed and sworn to before me
this 29th day of December, 2000.

Notary Public

My Commission Expires:
July 28, 2001

#22[illegible]0205 7/31/00 vcc

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT ONE:

A tract of land in the First Civil District of Metropolitan Nashville - Davidson County, Tennessee, more particularly described according to a survey of Ragan-Smith-Murphy & Associates, Inc. dated September 19, 1984 (Job No. 79-207) as follows:

Beginning at an iron pin set on the east right-of-way line of Louise Avenue, a 50-foot road, said pin being S 31 deg. 56' 28" W 246.6 feet from the southerly right-of-way of State Street as measured along the easterly right-of-way of Louise Avenue; thence,

1. With the south boundary of the property of Martin's and Bracey-Welsh, Inc., a Tennessee Corporation, as recorded in Deed Book 4904, page 216, Register's Office for Davidson County, Tennessee, N 58 deg. 00' 32" E 144.00 feet to a spike set; thence,

2. With the west right-of-way line of the alley, S 31 deg. 56' 28" E 79.00 feet to a spike set; thence,

3. S 1 deg. 29' 18" E 19.73 feet to a pike set; thence,

4. With the north right-of-way line of the alley, S 58 deg. 00' 32" W 134 feet to a spike set on the easterly right-of-way of Louise Avenue; thence,

5. With the east right-of-way line of Louise Avenue, N 31 deg. 56' 28" W 96.00 feet to the pint of beginning and containing 13,739 square feet or 0.315 of an acre.

Being part of the same property conveyed to JERRY R. BELLAR and JACQUELINE A. BELLAR, husband and wife, by deed of record in Book 9550, page 913, Register's Office for Davidson County, Tennessee.

TRACT TWO:

Land in Davidson County, Tennessee, being the north 47 feet of Lot No. 9, all of Lot No. 10, and the south 48 feet of Lot No. 11 on the Plan of P.D. Madden's Subdivision of part of Elliston Subdivision, as of record in Book 57, page 139, Register's Office for said County, a part of a 10 foot alley, lying west of said lots that was closed by instrument of record in Book 185, page 155, said Register's Office and part of an 18 foot strip lying east of said alley as closed, all shown on a copy of a survey made November 13, 1950 by James A. Hamilton, Jr., Surveyor, as follows:

Said lot No. 10, parts of Lots 9 and 11, part of said alley as now closed and part of said strip, adjoin and front together 145 feet on the westerly side of Louise Avenue and run back between parallel lines, 169.3 feet more or less to a 10 foot alley as presently located and dedicated by instrument of record in Book 174, page 428, said Register's Office.

Being part of the same property conveyed to JERRY R. BELLAR and JACQUELINE A. BELLAR, husband and wife, by deed of record in Book 9550, page 913, Register's Office for Davidson County, Tennessee.

TRACT THREE:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Percy Maddin's subdivision of Lots 8, 9, 10, 15, 16 and 17 and the westerly one-half of Lots Nos. 11 and 18 of the Elliston property, as of record in Book 57, page 139, Register's Office for said County.

Said Lot No. 17 fronts 50 feet on the easterly side of Louise Avenue and runs back between parallel lines 144 feet to an alley.

Being part of the same property conveyed to JERRY R. BELLAR and JACQUELINE A. BELLAR, husband and wife, by deed of record in Book 9550, page 913, Register's Office for Davidson County, Tennessee.