BOX 58 F

This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
1620 AmSouth Center
Nashville, Tennessee 37238-1620

Davidson County DEEDQC
Recvd: 05/24/02 15:05 3pgs
Fees:17.00 Taxes:0.00
20020524-0063757

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Forrest M. Garrett 119 & 123 Lafayette St. Nashville, TN 37210	SAME	P/O Map 093-16-0 Parcel 153

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, we, LEON RUBEN, HOWARD CARL RUBIN and MARILYN SANDRA RUBIN ("Grantors") do hereby quitclaim and convey unto FORREST M. GARRETT and wife, PATRICIA A. GARRETT ("Grantees"), their heirs and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

> Lot No. 425 in Maury and Claiborne's Addition to South Nashville, a Plan of which is of record in Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee, and a lot lying between the east line of said Lot No. 425 and the West margin of Trimble Street or Lincoln Street, described together as follows:
>
> Beginning at the southwest corner of Lafayette Street, formerly the Murfreesboro Pike and Lincoln and Trimble Street; thence with the southerly margin of Lafayette Street westerly 64 feet, more or less, to the corner of Lots. Nos. 424 and 425; thence southerly with the line between said two lots 148 feet, more or less, to the northerly margin of an alley; thence with the northerly margin of said alley easterly 67 feet, more or less, to the westerly margin of Lincoln or Trimble Street; thence with the westerly margin of said street northerly 132 feet, more or less, to the beginning.
>
> Being the same property conveyed to Herman Ruben and wife, Rose Ruben, by Installment Deed dated September 10, 1940, from L. R. Campbell and Robert Lusk of record in Book 1169, page 103, Register's Office for Davidson County, Tennessee.
>
> Herman Ruben has since died and title vested in Rose Ruben as the sole surviving tenant by the entirety. Rose Ruben has since died and by her Last Will and Testament devised said real property in equal shares to Leon Ruben and Jeanette Rubin. Jeanette Rubin has since died and a one-half undivided interest vested in Morris Rubin by her Last Will and Testament. Morris Rubin has since died and his one-half undivided interest vested in his children Howard Carl Rubin and Marilyn Sandra Rubin by his Last Will and Testament. Therefore, the spouses of the current owners have no marital interest in the described real property.

This is improved property known as 123 Lafayette Street, Nashville, Tennessee.

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

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 23rd day of May, 2002.

Leon Ruben

Howard Carl Rubin

Marilyn Sandra Rubin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me, this 23rd day of May, 2002.

NOTARY PUBLIC

My Commission Expires:
9/22/02

JANE GRAZER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leon Ruben, with whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of May, 2002.

NOTARY PUBLIC

My Commission Expires:
9/22/02

JANE GRAZER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TEXAS)
)
COUNTY OF DALLAS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Howard Carl Rubin, with whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of May, 2002.

AUBREY SELF
Notary Public
STATE OF TEXAS
My Comm. Expires 02-02-2005

NOTARY PUBLIC

My Commission Expires:

_____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marilyn Sandra Rubin, with whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of May, 2002.

NOTARY PUBLIC

JANE GRAZER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

My Commission Expires:
9/22/02