Davidson County DEEDQC
Recvd: 07/15/02 15:24 2pgs
Fees:12.00 Taxes:0.00
20020715-0085002

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY:
James L. Weatherly, Jr.
HOLLINS, WAGSTER & YARBROUGH, P.C.
22nd Floor, SunTrust Center
424 Church Street
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER:
George Gruhn
400 Broadway
Nashville, Tennessee 37203

SEND TAX BILLS TO:
Owner named above

MAP: 93-6-3
PARCEL: 82 & 83

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

GEORGE GRUHN

Sworn to and subscribed before me this 15th day of July 2002.

Notary Public

My Commission Expires:
Commission Expires
Jan. 29, 2005

PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Marital Dissolution Agreement incorporated in the Final Decree in the Circuit Court for Davidson County, Tennessee, in the case of George Gruhn vs. Nancy Lynne Gruhn, Appearance No. 01D-1635, Nancy Lynne Gruhn has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said George Gruhn, his heirs, successors, and assigns, all her right, title and interest, marital or otherwise, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the original plan of the Town of Nashville, not of record, described as follows:

BEGINNING at the northwest intersection of Broad Street and Fourth Avenue North; thence with the westerly margin of Fourth Avenue North, northerly 129 ½ feet to the southeast corner of the property conveyed to Eugene Rovegno, et al. of record in Book 931, page 524, Register's Office for said County; thence with said Rovegno's southern boundary line, westerly 80 feet; thence southerly 59 ½ feet to a point in the northern boundary line of the property conveyed to R. Komisar, et al. of record in Book 972, page 55, said Register's Office; thence with Komisar's northern boundary line, easterly 31 feet 8 inches to said Komisar's northwest corner; thence with said Komisar's eastern boundary line, southerly 70 feet to the northerly margin of Broad Street; thence with the same, easterly 59 feet 8 inches to the beginning.

Being the same property described according to a boundary/As Built Survey by James L. Murphy, Jr., Registered Land Surveyor #5, dated May 13, 1993, as follows:

Beginning at a found P.K. nail at the northwest corner of 4th Avenue and Broadway right-of-ways; thence with the right-of-way of Broadway South 62 deg. 17' 13" West 49.67 feet to a point being the corner of Parcel 82 and Parcel 81 owned by Frank Neal and F.D. Shaver; thence leaving the right-of-way of Broadway North 27 deg. 40' 06" West 69.97 feet to the rear corner common with Parcels #81, #82 and #83; thence with the rear of Parcel #81 South 62 deg. 29' 44" West 31.13 feet to the corner of Parcels #80 and #83; thence North 27 deg. 40' 16" West running with the property line between Parcels #80 and #83 North 27 deg. 40' 16" West 59.89 feet to the rear of Parcels #80 and #83 in the side line of Parcel #84; thence with the said line of Parcel 84 and the rear line of Parcel #83 North 61 deg. 58' 20" East 80.32 feet to the right-of-way of 4th Avenue at a found iron rod; thence with the right-of-way of 4th Avenue South 27 deg. 53' 01" East passing over the common corner between Parcels #82 and #83 130.33 feet to the point of beginning.

Being the same property conveyed to George Gruhn by deed from Metropolitan Development and Housing Agency, of record in Book 8965, page 276, Register's Office for Davidson County, Tennessee.

This is improved property known as 400 Broadway, Nashville, TN 37203.

THIS conveyance is subject to any and all existing easements and encumbrances of record.

Witness my hand this 26 day of June, 2002.

Nancy Lynne Gruhn
NANCY LYNNE GRUHN

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Dot Dobbins a Notary Public in for said county and state, the within named, NANCY LYNNE GRUHN, the bargainor, with whom I am personally acquainted and who acknowledged that she executed this instrument for the purpose stated therein. Witnessed my hand and seal at Nashville, Tennessee this 26 day of June, 2002.

Dot Dobbins
NOTARY PUBLIC

My Commission Expires:

DOT DOBBINS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006