Davidson County DEEDQC
Recvd: 04/15/03 14:31 4pgs
Fees:22.00 Taxes:0.00
20030415-0050178

ADDRESS NEW OWNER:
Sanctuary Properties, LLC
610 5th Ave. South
Nashville, Tennessee 37203

SEND TAX BILLS TO:
Sanctuary Properties, LLC
610 5th Ave. South
Nashville, Tennessee 37203

MAP/PARCEL NO:
93-10/374
93-14/465
93-14/588

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned partnership, SEAB A. TUCK III AND KEM G. HINTON, A PARTNERSHIP, D/B/A TUCK HINTON PROPERTIES ("Grantor"), hereby transfers and, by these presents, does remise, release and quitclaim unto SANCTUARY PROPERTIES, LLC, all of my right, title and interest in and to the following described land in Davidson County, Tennessee, to wit:

Being three (3) tracts of land in Davidson County, Tennessee and being bounded on the South by the North right-of-way of Elm Street, on the West by the East right-of-way line of Fifth Ave. South, on the North by the property of Robert C. Grooms, Jr. as of record in Deed Book 6373 page 48 of the Registers office for said county, and on the East by the West right-of-way line of Alley Number 146, and being more particularly described as follows:

TRACT ONE

Beginning at a P.K. nail at the intersection of the North right-of-way of Elm Street and the East right-of-way line of fifth Ave. South;

Thence with the East right-of-way line of Fifth Ave. South North 30 deg. 30 min. 00 sec West, 71.00 feet to a point at a common corner with Parcel One Tract Two;

Thence with Parcel One Tract Two North 59 deg. 31 min. 40 sec. East, 176.00 feet to a point on the West right-of-way line of Alley Number 146;

Thence with the West right-of-way line of Alley Number 146 South 30 deg. 30 min. 00 sec. East, 71.00 feet, to an iron rod on the North right-of-way line of Elm Street;

Thence with the North right-of-way line of Elm Street South 59 deg. 31 min. 40 sec. West, 176.00 feet to the point of beginning.

Containing 12,496 square feet (0.287 acres more or less).

TRACT TWO

Parcel One

Beginning at a point on the East right-of-way line of Fifth Ave. South at a common corner with Tract One;

Thence with the East right-of-way line of Fifth Ave. South North 30 deg. 30 min. 00 sec West, 40.00 feet to a point at a common corner with Parcel Two Tract Two;

Thence with Parcel Two Tract Two North 59 deg. 31 min. 40 sec. East, 176.00 feet to a point on the West right-of-way line of Alley Number 146;

Thence with the West right-of-way line of Alley Number 146 South 30 deg. 30 min. 00 sec. East, 40.00 feet, to a point at a common corner with Tract One;

Thence with Tract One South 59 deg. 31 min. 40 sec. West, 176.00 feet to the point of beginning.

Containing 7,040 square feet (0.162 acres more or less).

Parcel Two

Beginning at a point on the East right-of-way line of Fifth Ave. South at a common corner with Parcel One Tract Two;

Thence with the East right-of-way line of Fifth Ave. South North 30 deg. 30 min. 00 sec West, 80.00 feet to an iron rod at a common corner with Grooms;

Thence with Grooms North 59 deg. 31 min. 40 sec. East, 176.00 feet to an iron rod on the West right-of-way line of Alley Number 146;

Thence with the West right-of-way line of Alley Number 146 South 30 deg. 30 min. 00 sec. East, 80.00 feet, to a point at a common corner with Parcel One Tract Two;

Thence with Parcel One Tract Two South 59 deg. 31 min. 40 sec. West, 176.00 feet to the point of beginning.

Containing 14,080 square feet (0.323 acres more or less).

The foregoing descriptions are set forth in a survey of this property prepared by R Scot Cherry, TN.R.L.S. #1512, of Cherry Land Surveying of Nashville, Tennessee 37204, dated December 15, 1994.

BEING the same property conveyed to Tuck Hinton Properties by deed of record in Book 9548, page 120, Registers Office of Davidson County, Tennessee

This is improved property, known as: 610, 612 and 614 5th Ave South, Nashville, Tennessee.

WITNESS my hand this the 24th day of March, 2003.

Seab A. Tuck III
General Partner, Tuck Hinton Properties

Patricia P.Tuck
Spouse

Kem G. Hinton
General Partner, Tuck Hinton Partners

Marilyn Hinton
Spouse

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -$0-.

SWORN TO AND SUBSCRIBED BEFORE ME,
THIS 24TH DAY OF MARCH, 2003.

Judy R. Montague
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES MAY 29, 2006

THIS INSTRUMENT PREPARED BY: Paul F. Soper, Esq.
West End Title & Escrow
1 Burton Hills Blvd., Suite 330
Nashville, TN 37215
(615) 320-7207

[NOTARY ACKNOWLEDGEMENTS APPEAR ON THE FOLLOWING PAGES]

JUDY R. MONTAGUE NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for said County and State, SEAB A. TUCK III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledges himself or herself to be a General Partner of Seab A. Tuck III and Kem G. Hinton, a Partnership, d/b/a Tuck Hinton Properties, the within-named bargainor, a partnership, and that he or she, as such and being duly authorized to do so, executed the within instrument for the purpose therein contained, on behalf of such bargainor.

Witness my hand and official seal at Davidson County, Tennessee, this 24th day of March, 2003.

NOTARY PUBLIC

My Commission Expires: 7-30-05

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for said County and State, KEM G. HINTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledges himself or herself to be a General Partner of Seab A. Tuck III and Kem G. Hinton, a Partnership, d/b/a Tuck Hinton Properties, the within-named bargainor, a partnership, and that he or she, as such and being duly authorized to do so, executed the within instrument for the purpose therein contained, on behalf of such bargainor.

Witness my hand and official seal at Davidson County, Tennessee, this 24th day of March, 2003.

NOTARY PUBLIC

My Commission Expires: 7-30-05

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for said County and State, PATRICIA P. TUCK, the within named bargainor, 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 purpose therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 24th day of March, 2003.

NOTARY PUBLIC

My Commission Expires: 7-30-05

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for said County and State, MARILYN HINTON, the within named bargainor, 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 purpose therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 24th day of March, 2003.

NOTARY PUBLIC

My Commission Expires: 7-30-05