Davidson County DEEDQC
Recvd: 10/24/03 15:55 3pgs
Fees:18.00 Taxes:869.50
20031024-0157521

This instrument prepared by:
SHERRARD & ROE, PLC (MGK)
424 Church Street, Suite 2000
Nashville, Tennessee 37219

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Map/Parcel Nos. |
|---|---|---|
| The Shop Trust, LLC | Same | 118-01-0 |
| 2704 12th Avenue South | | 141, 142, 143, 144, & 146 |
| Nashville, TN 37204 | | |

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Charles A. Howell, III and Juliet Harb Howell (hereinafter referred to collectively as the "Grantor"), do hereby quitclaim, transfer and convey all of their right, title and interest as in and to the following described property to The Shop Trust, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantee"), said property being a certain tract or parcel of land in the County of Davidson, State of Tennessee more particularly described as follows:

Being part of Lot Nos. 1 and 2 and all of Lot Nos. 3 and 4 on the Plan of Idlewild as of record in Book 161, Page 120, Register's Office for said County and more particularly described according to an unrecorded survey prepared by Allen Trumbo, a surveyor licensed by the State of Tennessee and employed by Dale and Associates at the time the survey was initially prepared on March 23, 1993 and later revised on September 13, 1993, said survey being identified as Job Number 93032:

Beginning at an iron rod in the northerly margin of Halcyon Avenue, said point being a common corner between the property conveyed to Charles A. Howell, Jr. of record in Deed Book 1194, Page 430 and Deed Book 1174, page 511 and Charles A. Howell Jr. and wife of record in Deed Book 2245, Page 571 and the property conveyed to Roger W. and Gloria B. Evans of record in Deed Book 4174, Page 780, R.O.D.C., TN;

Thence, along said road, S 84° 42'26" W, a distance of 139.45 feet to an iron rod in the easterly line of the property conveyed to Continental Caterers of record in Deed Book 5951, page 552, R.O.D.C., TN;

Thence, with said property line, N 01° 52'28" W, a distance of 70.33 feet to an iron rod;

Thence, D 89° 00'31" W, a distance of 69.87 feet to an iron rod in the easterly margin of 12th Avenue South;

Thence, along said road, N 01° 15'50" W, a distance of 74.52 feet to an iron rod in the southerly margin of Alley No. 958;

Thence, along said alley, N 84° 42'28" E, a distance of 194.89 feet to an iron rod;

Thence, leaving said alley, S 07° 25'34" E, a distance of 149.94 feet to the point of beginning and containing 0.578 acres of land more or less.

Being the same property conveyed to Charles Andrew Howell, III, and Juliet Harb Howell by General Warranty Deed from Robert Johnson Howell of record at Instrument Number 20020404-0047793 in the Register's Office for Davidson County, Tennessee, and to Charles Andrew Howell, III, by Helen Buchanan Howell in her Last Will and Testament of record in Will Book 162, Page 138, in the Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property forming what is known as 2700, 2702 and 2704 12th Avenue South and 1116 and 1118 Halcyon Avenue, Nashville, Tennessee 37204.

IN TESTIMONY WHEREOF, the Grantor has executed this deed on the 17th day of October, 2003.

Charles A. Howell, III

Juliet Harb Howell

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Charles A. Howell, III, and Juliet Harb Howell, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he or she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 17th day of October, 2003.

NOTARY PUBLIC AT LARGE

Angela M. Moore
Notary Public

My Commission Expires: March 27, 2004

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer of property is $235,000.

Affiant

Sworn to and subscribed before me this 17th day of October, 2003.

Angela M. Moore
Notary Public

My Commission Expires: March 27, 2004

