SEND TAX BILLS TO: ↓
NEW OWNERS
Peters Properties Management, LLC
212 White Bridge Road
Nashville, Tennessee 37209

THIS INSTRUMENT PREPARED BY:

ROCHELLE, McCULLOCH & AULDS
P.L.L.C.
109 Castle Heights Ave. North
Lebanon, TN 37087

Map/Parcel 103-02-0 131.00
Map 082-13-0 Parcel 145.00
Map 082-13-0 Parcel 144.00
Map 082-09-0 Parcel 253.00
Map 114-00-0 141.00

Space for Recorder's stamp

Davidson County DEEDQC
Recvd: 12/30/03 08:27 4pgs
Fees:22.00 Taxes:0.00
20031230-0183470

FROM INFORMATION
SUPPLIED BY THE PARTIES
NO TITLE OPINION REQUESTED

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **KARL E. PETERS**, do hereby convey unto **PETERS PROPERTY MANAGEMENT, LLC**, its successors and assigns, forever, all of my right, title and interest in and to the following tracts or parcels of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

PARCEL ONE:

Being part of Lot No. 22 on the Map showing C. C. Vernon's Farm of record in Book 161, Page 164, Register's Office for said County described according to a survey made by Z. J. Wilkinson Surveyor dated November 27, 1961 as follows:

Beginning at an iron pin set in the easterly margin of Osceola Avenue which said point is 60 feet northerly from the common front corner of Lot Nos. 22 and 23, on said plan; thence in an easterly

direction a distance of 242 feet to an iron pin set at a distance of 41 feet northerly from the dividing line between said Lot Nos. 22 and 23; thence northwardly 79 feet to an iron pin; thence westwardly a distance of 235.3 feet to an iron pin set in the easterly margin of Osceola Avenue; thence southwardly along said margin of said Osceola Avenue 60 feet to the point of beginning.

Being the same property conveyed to Karl E. Peters and Abbas Taherian by deed from Larry Farrell dated July 10, 1996 of record in Book 10123, Page 48, Register's Office for Davidson County, Tennessee.

PARCEL TWO:

TRACT NO. 1 known as 1214 8th Avenue North, Nashville, Davidson County, Tennessee, designated as Map 082-13-0 Parcel 145.00.

Being Lot No. 40 on the plan of lots laid off by the Estate of D. T. McGavock recorded in the Office of the Clerk and Master of the Chancery Court at Nashville in Plat Book 1 Page 33. Said lot fronts 50 feet on the East side of Spruce Street or 8th Avenue North and runs back 150 feet to an alley.

TRACT NO. 2 known as 1216 8th Avenue North, Nashville, Davidson County, Tennessee designated as Map 082-13-0 Parcel 144.00.

Being the southerly 35 feet of Lot No. 41 on the plan of D. T. McGavock's Addition as of record in Plan Book 1, Page 33, Chancery Court at Nashville. And part of the Alley that was closed by Bill No. 76-312. Said part of Lot No. 41 fronts 42.5 feet on the easterly side of 8th Avenue North, formerly Spruce Street, and runs back between parallel lines 150 feet to an alley.

TRACT NO. 3 known as 709 Monroe Street, Nashville, Davidson County, Tennessee designated as Map 082-09-0 Parcel 253.00.

Land in Davidson County, Tennessee, being the westerly 100 feet of Lots Nos. 42, 43 and 44 on the Plan of Real Estate of D. T. McGavock, deceased, as of record in Plan Book 1, Page 33, Chancery Court's Office for Davidson County, Tennessee. Said parts of said lots front 100 feet on the south margin of Monroe Street and runs back between parallel lines along the east margin of 8th Avenue North, 150 feet to an alley.

INCLUDED BUT EXCLUDED is the property vested in the State of Tennessee by Consent Judgment and Final Decree, of record in Book 8538 Page 166 and Book 8568, Page 185, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leonard Amdur and Karl Peters by deed from Marvin L. Winnett and James Gezley dated January 13, 2003 of record in 20030121-0008298, Register's Office for Davidson County, Tennessee.

PARCEL THREE:

Beginning at a point on the northwesterly margin of Charlotte Pike, the southwest corner of a tract conveyed to Jon W. Owen and wife, by deed dated September 28, 1949, of record in Book 1779, Page 507, Register's'Office for said County; thence in a northwesterly direction along the westerly margin of the Owen tract 215 feet, more or less, to a point the northwest corner of Owen tract, also the southeast corner of a tract conveyed to Joseph W. Sadler by deed of record in Book 1779, Page 51, said Register's'Office; thence in a westerly direction along the southerly line of the Sadler tract 215 feet, more or less, to the easterly margin of Old Hickory Boulevard; thence southerly along said Boulevard, 100 feet to a point; thence at right angles easterly 175 feet, more or less, to a point; thence in a southeasterly direction 180 feet, more or less, to a point on the northwesterly margin of Charlotte Pike, 350 feet northeast of the noretheast corner of said Charlotte Pike and Old Hickory Boulevard; thence northeastwardly along the northwesterly margin of Charlotte Pike, 100 feet to the point of beginning.

Being the same property conveyed to Leonard Amdur and Karl E. Peters by deed from Charles M. Gary and Doris Gary dated February 24, 2003 of record in 20030303-0027467, Register's Office for Davidson County, Tennessee.

WITNESS MY SIGNATURE this 19th day of December, 2003.

KARL E. PETERS

By: Ann M. Peters
Ann M. Peters, Attorney in Fact
Pursuant to Durable Limited
Power of Attorney

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, ANN M. PETERS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for Karl E. Peters, the within-named barganior, as the free act and deed of the said KARL E. PETERS.

WITNESS my hand, at office, this 19th day of December, 2003.

DAVID B. FOUTCH NOTARY PUBLIC AT LARGE

Notary Public

My commission expires: 9-7-05

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

Affiant

Sworn to and subscribed to before me, this the 19th day of December, 2003.

Elaine Williams
Notary Public

ELAINE WILLIAMS NOTARY PUBLIC AT LARGE WASHINGTON CO. TENNESSEE

My commission expires: 6-26-05