Davidson County DEEDQC
Recvd: 05/25/05 11:32 4 pg
Fees:22.00 Taxes:0.00
20050525-0058997

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Harry E. Lawrence	New Owner	MAP:
707 Monroe Street		to be assigned
Nashville, TN 37208		PARCELS:
		26b

This instrument prepared by: Weldon B. White, Jr., Attorney, 4515 Harding Road, Suite 315, Nashville, Tennessee 37205. This instrument was prepared without benefit of a title examination.

QUITCLAIM DEED

Know all persons by these presents, **Lawrence Bros., LLC** (hereinafter referred to as the "Grantor"), does hereby bargain, sell, remise, quitclaim and convey unto **Harry E. Lawrence** , (hereinafter referred to as the "Grantee"),all of its right, title and interest in the following described real estate located in Davidson County, Tennessee, to-wit:

See Exhibit A

Being the property conveyed to Lawrence Bros., LLC, of record as Instrument No. 20050510-0052491, Register's Office Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me this 19th day of May, 2005.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES MARCH 21, 2009

JAMIE D. SEABORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 19th day of May, 2005.

Lawrence Bros., LLC

By: _____
Member of Lawrence Bros., LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harry E. Lawrence with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Member of Lawrence Bros., LLC, the within named bargainor, and that he/she as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by him/herself as Member.

WITNESS my hand and official seal at Nashville, Tennessee, this 19 day of May, 2005.

_____
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES MARCH 21, 2009

JAMIE D. SEABORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, between Third and Fourth Avenue, north of Van Buren Street being the southerly portions of Lots 22 and 37, as shown on the plan of Horticulture Society of record in Plan Book 2, Page 30, Chancery Court of Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point in the east margin of Fourth Avenue North, said point being N 26° 58' 23" W, 140.00 feet along said margin from the northeast corner of Van Buren Street and Fourth Avenue North;

THENCE, with said margin, N 26° 58' 23" W, 17.01 feet to a point;

THENCE, leaving said margin with a curve concave to the east having a central angle of 19° 41' 39", a radius of 403.00 feet and a chord of N 36° 10' 36" E, 137.84 feet for an arc length of 138.52 feet to a point;

THENCE, N 47° 25' 18" E, 221.10 feet to a point;

THENCE, N 62° 43' 03" E, 32.60 feet to a point in the west margin of Third Avenue North;

THENCE, with said margin, S 27° 16' 57" E, 32.39 feet to a point;

THENCE, leaving said margin, S 46° 54' 00" W, 333.79 feet to an iron pin at the northeast corner of Anthony Werthan of record in Instrument No. 200210300133228, R.O.D.C.;

THENCE, with said Werthan, S 46° 59' 23" W, 50.00 feet to the Point of Beginning.

Containing 14,600 square feet or 0.34 acres, more or less.

Barge Waggoner Sumner & Cannon, Inc.
May 11, 2005
File 2947302

May 11 05 03:29p Bill Lawrence 615 742 8984 p.2

EXHIBIT A

Description of property at: Nashville, County of Davidson, State of Tennessee
To: Lawrence Bros., LLC
CSXT Deed File No.: 2005-0036

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee located between Third and Fourth Avenue, north of Van Buren Street, being a portion of abandoned CSX Railroad, being the rear portion of Lots 38 thru 45 as shown on the plan of Horticulture Society of record in Plan Book 2, Page 30, Chancery Court of Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point in the east margin of Fourth Avenue North, said point being N 26° 58' 23" W, 70.00 feet along said margin from the northeast corner of Van Buren Street and Fourth Avenue North;

THENCE, with said margin, N 26° 58' 23" W, 38.79 feet to an iron pin at the southwest corner of Anthony Werthan of record in Instrument No. 200210300133228, R.O.D.C.;

THENCE, leaving said margin with Werthan, N 46° 59' 23" E, 50.00 feet to a point;

THENCE, N 26° 58' 23" W, 31.21 feet to an iron pin in the southerly margin of a 10-foot Alley as shown on Plan Book 2, Page 30, R.O.D.C.;

THENCE, with said Alley, being the rear of Lots 38 thru 44, N 46° 54' 00" E, 333.79 feet to a point in the west margin of Third Avenue, North;

THENCE, with said margin, S 27° 16' 57" E, 20.00 feet to a point;

THENCE, leaving said margin with the common line of CSX Railroad and Lawrence Bros., LLC, the following calls:

S 46° 39' 32" W, 35.89 feet to a point;
S 46° 56' 34" W, 148.00 feet to a point;
S 26° 58' 23" E, 0.50 feet to a point;
S 39° 48' 56" W, 104.55 feet to a point;
S 26° 58' 23" E, 20.00 feet to a point;
S 38° 34' 06" W, 105.56 feet to the Point of Beginning.

Containing 10,631 square feet or 0.24 acres, more or less.

BEING more particularly shown on plat of survey dated 5/20/2003 prepared by Barge, Waggoner, Sumner and Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, TN 37201 incorporated herein by reference.

BEING a portion of the property acquired by Louisville and Nashville Railroad Company, a predecessor of Grantor, from Illinois Central Gulf Railroad, by deed dated 12/15/1981, recorded among the Public Land Records of Davidson County, Tennessee, in Book 6278, Page 308.