Davidson County DEEDQC
Recvd: 07/06/07 15:33 3 pgs
Fees:17.00 Taxes:0.00
20070706-0081067

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

QUITCLAIM DEED

Address New Owner as Follows: Send Tax Bill to:

James R. Knight, Jr. owner Map 105-2
614 & 624 Vine Street Parcel 256
Nashville, TN 37203

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, I, **James R. Knight, Jr., Trustee**, being the Trustee of both the **JR Knight Family Trust** and **The Margaret C. Knight Revocable Living Trust**, the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **Joseph M. Knight and James R. Knight, Jr.**, the **Grantees** herein, their heirs and assigns, all of the right title and interest in and to the following described real property in Davidson County, Tennessee:

SEE ATACHED EXHIBIT A

Being the same property conveyed to James R. Knight by Quitclaim Deed of record in Book 10036, page 766, said Register's Office. The property subsequently vested in Margaret C. Knight, Trustee of the JR Knight Family Trust, by Order Closing Estate of James Riley Knight, of record as instrument number 200140425-0041124, said Register's Office. The said Margaret C. Knight has since died. Under her Last Will and Testament (filed under Docket Number P6-111 in the Chancery Court for Marion County, Tennessee), her interest in the JR Knight Family Trust was bequeathed unto The Margaret C. Knight Revocable Living Trust. James R. Knight, Jr, became the Trustee of The Margaret C. Knight Revocable Living Trust upon her death. The said Trustee joins in this conveyance as Trustee of both Trusts in order to convey any interest the Trustee of both Trusts has in the described real property.

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

(This is improved real property with a mailing address of 918 & 924 Vine Street; Nashville, TN 37203)

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 2nd day of July, 2007.

James R. Knight, Trustee

James R. Knight, Trustee

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, James R. Knight, Jr., 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 is the Trustee of the JR Knight Family Trust and the Margaret C. Knight Revocable Living Trust, and that he executed the within instrument as his free act and deed for the purposes herein contained, having been so authorized to so act..

WITNESS my hand and official seal at Nashville, Tennessee, this 2 day of July, 2007.

_____ my commission expires: 1-26-09
Notary Public

State of Tennessee)
Davidson County)

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

James R Knight
Affiant

Subscribed and sworn to before me this 2d day of July, 2007.

_____ my commission expires: 1-26-09
NOTARY PUBLIC

Exhibit "A"

Land in Davidson County, Tennessee, being the northerly parts of Lots number 11 to 16, inclusive, all of Lots number 17 and 18 and a 10-foot alley lying between Lot 17 and Lots number 11 to 16, inclusive, on the plan of Alexander W. Campbell and Wife's Addition to South Nashville, as of record in Book 18, page 649, Register's Office for Davidson County, Tennessee, described partially according to a survey made by Anderson-Delk & associates, dated January 11,1985, as follows:

Beginning at a point on the northerly margin of Vine Street, said point being the most northwesterly corner of the herein described tract and lying on the easterly line of the Metropolitan Government Park Board Property, as of record in Book 5145, page 782, said Register's Office; thence, leaving said margin of Vine Street and with the said Metropolitan Government Park Board line, north 62 degrees 34 minutes 00 seconds east a distance of 120.99 feet to a point on the right-of-way of the Seaboard Systems Railroad; thence with the said Seaboard Systems right-of-way south 48 degrees 52 minutes 25 seconds east a distance of 161.88 feet to a point on the westerly marginof Oak Street; thence with the said westerly margin of Oak Street, south 48 degrees 21 minutes 30 seconds west a distance of 90.58 feet to a point; thence continuing with said margin of Oak Street with a curve to the right having a radius of 175.00 feet, a distance of 84.26 feet to a point; thence with a return curve to the right having a radius of 15.00 feet, a distance of 20.06 feet to a point on the northerly margin of Vine Street; thence with the northerly margin of Vine Street north 27 degrees 26 minutes 00 seconds west a distance of 157.86 feet to the point of beginning, containing 0.599, more or less, acres.

(P07-11889.PFD/P07-11889/27)