This instrument was prepared by:

Smith & Hirsch, PLC
One Vantage Way, Suite B-105
Nashville, Tennessee 37228
(615) 242-5003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Davidson County DEEDQC
Recvd: 09/27/07 14:14 4 pg:
Fees:27.00 Taxes:0.00
20070927-0115490

JACQUELINE ORR WIGGINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Subscribed and Sworn to before me, this 26th day of September, 2007.

Jacqueline Orr Wiggins
Notary Public

My Commission Expires: 01/26/2008

MAP-PARCELS # 92-7-364 & 367

The Name and Address of the new owners are:

Spruce Street Golden Manor, Inc.
521 Spruce Street
Nashville, Tennessee 37203

MAIL TAX BILLS TO:

SAME

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENT that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the purpose of a conveyance to the named Trustee for a re-conveyance of the herein described property back to SPRUCE STREET GOLDEN MANOR, INC. as one parcel of land (See Exhibit "A" attached), We, SPRUCE STREET GOLDEN MANOR, INC., a Tennessee Nonprofit Corporation, have bargained and sold, and by these presents do transfer, convey, release and forever quitclaim unto the Carolyn Piphus, Trustee and not otherwise, all rights, title and interest in certain tracts or parcels of land together with all tenements, hereditaments and appurtenances thereto lying and being in Davidson County, Tennessee and described as follows:

> Being a tract of land Nashville, Davidson County, Tennessee, also being Lots 11, 12 and 13 of the Satterwhite Plan Cooper Addition, as of record in Plat Book 332, Page 100, at the Register's Office for Davidson County, Tennessee, and being Lots 25 & 26 of the Plan of W.B. Cooper's Addition of record in Plat Book 57, Page 39 at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
>
> Beginning at a pk nail set in concrete, at the intersection of the southerly right-of-way line of Twenty-First Avenue North, 50 feet in width, and the westerly right-of-way line of Twentieth Avenue North, 50 feet in width;
>
> Thence leaving the southerly right-of-way line of Twenty-First Avenue North with the westerly right-of-way line of Twentieth

Avenue North, South 28 deg 36 min 40 sec East, 179.50 feet to an existing pk nail at the intersection with the northerly right-of-way line of Alley Number 624, 15 feet in width;

Thence leaving the westerly right-of-way line of Twentieth Avenue North with the northerly right-of-way line of Alley Number 624, South 62 deg 19 min 34 sec West, 199.75 feet to an iron rod set at a corner common with the property of James R. Hillin Et Ux of record in Deed Book 6080, Page 56, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Alley Number 624 with the easterly property line of James R. Hillin Et Ux, North 28 deg 36 min 40 sec West, 179.50 feet to a pk nail set on the southerly right-of-way line of Twenty-First Avenue North;

Thence with the southerly right-of-way line of Twenty-First Avenue North, North 62 deg 19 min 34 sec East, 199.75 feet to the POINT OF BEGINNING. Containing 35,851 square feet 0.823 acres more or less.

Being the same property conveyed to Spruce Street Golden Manor, Inc. of record in Instrument Number 20051228-0155406 and Instrument Number 20070730-0090190, at the Register's Office for Davidson County, Tennessee.

This is improved property known as 521 Spruce Street, Nashville, Tennessee 37203.

Property surveyed by Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204, R. Scot Cherry, Tennessee No. 1512, survey dated 8/23/2007.

This conveyance is made subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee that may affect the property.

Now, therefore, I Carolyn Piphus, Trustee and not otherwise, and for the express purpose as set forth hereinabove, do hereby bargain, sell and by these presents do hereby quitclaim, transfer and convey unto SPRUCE STREET GOLDEN MANOR, INC. (GRANTEE) their successors and assigns, to have and to hold the said tract or parcel of land, with the appurtenants, estate, title and interest thereto belonging to the said Carolyn Piphus, Trustee, and not otherwise or further forever.

Witness our hands this 26th day of September, 2007.

Spruce Street Golden Manor, Inc.

By: Ola G. Hudson
Ola G. Hudson, Chairman

Trustee
Carolyn Piphus, Trustee

By: Henry Hill, Jr., Treasurer
Henry Hill, Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Ola G. Hudson** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Chairman for Spruce Street Golden Manor, Inc., the within named bargainor, and that they as such Chairman, executed the forgoing document for the purposes therein contained, by signing her name as Chairman.

Witness my hand and seal, at office in Nashville, Tennessee, this 26th day of September, 2007.

Jacqueline Orr Wiggins
Notary Public

My Commission Expires: 01/26/08

JACQUELINE ORR WIGGINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Henry Hill** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Treasurer for Spruce Street Golden Manor, Inc. the within named bargainor, and that he as such Treasurer, executed the forgoing document for the purposes therein contained, by signing his name as Treasurer.

Witness my hand and seal, at office in Nashville, Tennessee, this 26th day of September, 2007.

Jacqueline Orr Wiggins
Notary Public

My Commission Expires: 01/26/08

JACQUELINE ORR WIGGINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Carolyn Piphus, Trustee,** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing document and who upon oath, acknowledged that she executed the foregoing document for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 26th day of September, 2007.

Jacqueline Orr Wiggins
Notary Public

My Commission Expires: 01/26/08

JACQUELINE ORR WIGGINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NASHVILLE PLANNING DEPARTMENT
METROPOLITAN PLANNING
A GREAT CITY

Metropolitan Nashville Planning Department

Metro Office Building
800 Second Avenue South
Nashville, TN 37201
www.nashville.gov/mpc

Voice: 615.862.7190
Fax: 615.862.7130
E-mail: planningstaff@nashville.gov

Property Modifications

This form is only for legal lots or parcels of record
see back for more info. >>>

PLEASE PRINT

Requestor

Name: Spruce Street ~~Baptist Church~~ Golden Manor

Phone #: _____

E-mail: _____

Property Location

Address: 521 Spruce Street & 631 21st Ave. N

Map: 092-07 Parcel 364, 367

Instrument # _____

I want to do the following with the property which I own. I understand there is a fee of $75.00 to split or combine these properties. Check, cash or credit card (Visa/MC) may be used to pay the fee. Checks should be made payable to "Metro Government".

○ Split my legal lots/parcels back out and assign a tax id # (map & parcel) to each legal lot/parcel. I understand I will now receive a *separate* tax bill for each property.

✓ Combine my legal lots/parcels into one tax id # (map & parcel). I understand I will need to have a new deed prepared and recorded with the Register of Deeds before these properties will be combined by the Metro Planning Department. For legally platted lot, I also understand that combining these properties does not permanently remove the lot lines between them. Those lot lines can only be removed by submitting a final plat for approval and recordation to the Metro Planning Department.

Owner's Signature [signature] Date 9-26-07

STAFF USE ONLY

Codes

- ☐ Approve; created before county Subdivision Regulations adopted (September 1, 1964)
- ☐ Approve; created before City of Nashville adopted zoning (1933)
- ☐ Approve; created before countywide zoning adopted (1967)
- ☐ Other _____

Staff Signature: _____ Date _____

MPC

- ☑ Approve
- ☐ Disapprove
- ☐ Disapprove; requires a subdivision plat

Reason: _____

Staff Signature: RSB Date 8/28/07