BILL GARRETT, Davidson County
Trans:T20100013552 DEEDQC
Recvd: 03/08/10 09:41 3 pgs
Fees:17.00 Taxes:0.00
20100308-0017468

PREPARED BY:
SIDWELL & BARRETT
5107 Maryland Way
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this 25th day of February, 2010.

NOTARY PUBLIC
My Commission Expires: My commission expires November 7, 2011

MICHELLE A. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

ADDRESS OF NEW OWNER:

Formosa Family Joint Venture
P.O. Box 210952
Nashville, TN 37221

SEND TAX BILLS TO:
new owner

Map/Parcel: 09302004400

QUITCLAIM DEED

In consideration of $10.00 and other good and valuable consideration, Joseph Formosa, Jr., a one-half undivided interest, James Jerome Formosa, Jr., a one-sixth undivided interest, Charles Benjamin Formosa, a one-sixth undivided interest and Nancy Elizabeth Formosa Malone, a one-sixth undivided interest, Grantor, hereby conveys all of their undivided right, title and interest to the hereinafter described property to Formosa Family Joint Venture, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Part of Lot No. 19 on the Plan of the Original Town of Nashville described as follows: Beginning in the East margin of Third Avenue North formerly North College Street at Hammer's Northwest corner; and running Northwardly with said street, 46 feet and 9 inches more or less to Mrs. Page's Southwest corner, thence at right angles to said street Eastwardly with Mrs. Page's line 138 feet to an alley thence Southwardly with said alley 46 feet and 9 inches more or less to Hammer's Northeast corner and thence Westwardly with Hammer's line 138 feet to the beginning. Said lot being occupied by two houses being numbered at present No. 524 and 526 Third Avenue North.

Being the same property conveyed to Joe Formosa and wife, Mary Formosa by deed from Lillie Bogatsky, a widow, Alex Eskind and wife, Rose Eskind and Marguerite Eskind, single of record in Book 1031, Page 131, Register's Office for Davidson County, Tennessee dated August 7, 1937. The said Joe Formosa having predeceased Mary Formosa. The said Mary Formosa having since died testate on June 21, 1981 under Davidson County, Tennessee Probate Case No. 70546 and devising the property under her Last Will and Testament to her three children, Charles A. Formosa, James Jerome Formosa and Joseph Formosa, Jr.
Charles A. Formosa having since died testate on November 18, 1986 under Davidson County, Tennessee Probate Case No. 79142 and devising the property under his Last Will and Testament to James J. Formosa and Joseph Formosa., Jr.
James Jerome Formosa having since died testate on April 4, 2008 under Davidson County Probate Case No. 08P-600 and devising his interest in the property under his Last Will and Testament to Mary Frances Formosa. Mary Frances Formosa having since died testate on February 26, 2009 under Davidson County, Tennessee Probate Case No. 09P-358 and devising her interest in the property under her Last Will and Testament to James Jerome Formosa, Jr., Charles Benjamin Formosa and Nancy Elizabeth Formosa Malone.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this document was executed this 25th day of February, 2010.

Joseph Formosa, Jr.

James Jerome Formosa, Jr.

Charles Benjamin Formosa

Nancy Elizabeth Formosa Malone

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Joseph Formosa, Jr., with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of February, 2010.

Notary Public

My Commission Expires: My commission expires November 7, 2011

MICHELE K. KEITH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, James Jerome Formosa, Jr., with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of February, 2010.

Notary Public

My Commission Expires: My commission expires November 7, 2011

MICHELE K. KEITH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Charles Benjamin Formosa, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of February, 2010.

Notary Public

My Commission Expires: ~~My commission expires~~ November 7, 2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Nancy Elizabeth Formosa Malone, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of February, 2010.

Notary Public

My Commission Expires: ~~My commission expires~~ November 7, 2011