BILL GARRETT, Davidson County
Trans:T20100034756 DEEDQC
Recvd: 06/08/10 10:55 3 pgs
Fees:17.00 Taxes:0.00
20100608-0044384

This Instrument Prepared By & Return to:
Harpeth Title LLC
109 Westpark Drive Ste 150
Brentwood, TN 37027

Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, John N. Kawinzi do hereby bargain, sell, release, remise, quitclaim and convey unto J Enterprises, LLC, all my rights, title and interest in and to the following described real estate, to-wit:

Parcel 1: (1800 Jefferson Street; Map/Parcel 081-15-0/576.00)
Tract III: Land in the City of Nashville, Davidson County, Tennessee being Lots Nos. 1 and 2 on the Plan of the Jane Gilliam Plan of Lots, of record in Plan 2, Page 9 of the Chancery Court at Nashville, and described according to a copy of a survey thereof made October 4, 1957, by Z.J. Wilinson, Surveyor, as follows:

Beginning at a cross cut in the sidewalk at the northwest intersection of 18th Avenue North and Jefferson Street, as now widened and located; thence along the west line of 18th Avenue North, northwardly 93.8 feet to an iron pin opposite a fence post; thence westwardly 143 feet to the east margin of a 12 foot alley southwardly 96.9 feet to a iron pin the north margin of Jefferson Street, as now widened and located; thence with the line of the same eastwardly 157.8 feet to the point of beginning.

Being the same property conveyed to Lettie S. Galloway and daughter, Jean Galloway-Reed, by Quitclaim Deed from Robert Greene, Trustee, of record in Book 8221, page 968, Register's Office for Davidson County, Tennessee.

Included in the above description but excluded herefrom is property vested in the State of Tennessee by decree in the Circuit Court of Davidson County, Tennessee, of record in Book 4176, page 225, Register's Office for Davidson County, Tennessee.

Beginning at the northwest intersection of 18th Avenue and Jefferson Street, said point being the southeast corner of a tract of Land conveyed to Reproco, Inc., as of record in Book 3906, page 867, Register's Office for Davidson County, Tennessee, thence with the northerly margin of Jefferson Street and the southerly boundary of said Reproco, Inc., tract South 79 degrees 32 minutes 33 seconds west 13.14 feet to a point; thence reversley with arc, curving to the left and having a radius of 9 feet, 15.36 feet to a pint of tangency; thence north 18 degrees 16 minutes 16 seconds West 83.58 feet to a point in the common line between lots 2 and 3, North 81 degrees 06 minutes 32 seconds East 3.03 feet to a point in the westerly margin of 18th Avenue; thence with the westerly margin of 18th Avenue and the easterly boundary of said Reproco, Inc., Tract, South 18 degrees 09 minutes 04 seconds east 93.8 feet to the point of beginning.

Included in the above description by excluded herefrom is property vested in the Metropolitan Government of Nashville and Davidson County, Tennessee, by decree of the 3rd Circuit Court in Davidson County, Tennessee, of record in Book 5371, page 590, Register's Office for Davidson County, Tennessee.

Tract I: Beginning at a point on the existing northerly margin of Jefferson Street said point bears No. 80 deg. 28' E. 4.50 feet from an iron pin marking the southwest corner of tract conveyed to Mid-Ten Oil Company to Reproco, Inc., by Warranty Deed dated June 29, 1965 and recorded in Book 3906, page 867, being Parcel 576 as shown on Map 81-15of the Metropolitan Nashville and Davidson County Property Maps; thence N. 80 deg. 28' E with the existing northerly margin of Jefferson Street, 84.04 feet; thence N 71 deg. 33' W. 12.30 feet; thence S 81 deg. 53' W. 45.00 feet; thence S 65 deg. 56' W. 29.12 feet to the point of beginning and containing 408 square feet.

Tract II: Beginning at a point on the existing northerly margin of Jefferson Street, said point being the beginning of the right of way return curve at 18th Avenue, also being the southwest corner of tract conveyed by Reproco, Inc., et al. to the State of Tennessee for widening 18th Avenue, dated July 24, 1967; thence with a curve to the left having a radius of 8.98 feet and a central angle of 98 deg. 03, an arc distance of 15.36 feet to a point on the westerly margin of 18th Avenue; thence N. 17 deg. 35' W.

with said margin 2.16 feet; thence S. 36 deg. 19' W. 17.77 feet to a point on the existing northerly margin of Jefferson Street; thence N. 80 deg. 28' E. with said margin 4.16 feet to the point of beginning and containing 66 square feet.

The above description is identical to that contained in the prior deed of record on this property.

Being the same property conveyed to John N. Kawinzi by Warranty Deed from Lettie S. Galloway, unmarried and Jean Galloway- Reed by Warranty Deed dated 03/04/94 and recorded 03/04/94 in Book 9269, page 75, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 25 day of May 2010.

John N Kawinzi

STATE OF Tennessee
COUNTY OF Williamson

On this 25 day of May 2010, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared John N Kawinzi to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Notary Public

My Commission Expires:

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 25 day of May 2010.

Notary Public

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

My Commission Expires:

Tax/Map ID & Parcel
081-15-0-576.00

New Owners:
J Enterprises, LLC
1800 Jefferson St
Nashville, TN 37208

Send Tax Bills to :
J Enterprises, LLC
1800 Jefferson St
Nashville, TN 37208