BILL GARRETT, Davidson County
Trans:T20100064671 DEEDQC
Recvd: 10/12/10 16:00 2 pgs
Fees:12.00 Taxes:0.00

20101012-0081831

THIS INSTRUMENT PREPARED BY: **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** **MARCY ELIZABETH SHELTON** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $00. Affiant Subscribed and sworn to before me, this 12th day of October, 2010. Notary Public My Commission Expires:

GEORGE A. SANFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN. My Commission Expires MAY 2, 2011

Address New Owner As Follows: James T. Maurise and Jennifer L. Lightsey 115 19th Avenue South Nashville, TN 37203	Send Tax Bills To: Pinnacle National Bank 150 Third Avenue S, #900 Nashville, TN 37201	Map-Parcel Number: 092-16-0 123.00 & 092-16-0 124.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that, **NICHOLSON'S HI-FIDELITY CENTER, INC.,** a Tennessee corporation (the "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims, and gives unto **JAMES T. MAURIES AND WIFE, JENNIFER L. LIGHTSEY,** as Tenants by the Entirety, all right, title, and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Being a tract of land lying in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, also being a portion of Lot Number 146 in the John Boyd Home Place, as of record in Book 21, Page 39, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an existing PK nail at the intersection of the westerly right-of-way line of Nineteenth Avenue South, 50 feet in width, and the northerly right-of-way line of an unnumbered alley, 6 feet in width, said PK nail being North 31 Deg 10 Min 30 Sec West, 105.77 feet from the northwest intersection of Nineteenth Avenue South and Broadway;

Thence leaving the westerly right-of-way line of Nineteenth Avenue South with the northerly right-of-way line of the unnumbered alley, South 59 Deg 44 Min 41 Sec West, 150.00 feet to an existing iron rod at the intersection of the easterly right-of-way line of Alley Number 384, 12 feet in width;

Thence leaving the northerly right-of-way line of the unnumbered alley with the easterly right-of-way line of Alley Number 384, North 32 Deg 02 Min 25 Sec West, 62.37 feet to an existing iron rod at a corner common with the property of Moody National Nashville MC H, LLC, et al., as of record in Instrument Number 20060509-0053893, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Alley Number 384 with the southerly property line of Moody National Nashville MC H, LLC, North 57 Deg 01 Min 52 Sec East, 151.00 feet to an existing painted mark in a concrete walk on the westerly right-of-way line of said Nineteenth Avenue South;

Thence with the westerly right-of-way line of Nineteenth Avenue South, South 31 Deg 10 Min 30 Sec East, 69.50 feet to the POINT OF BEGINNING.

Containing 9,920 Square Feet (0.23 Acres more or less), according to survey dated August 6, 2010, revised October 4, 2010, File No. 1007C029, by Initial Point Land Surveying, Inc., L. Kevin Morehead, RLS No. 2315.

Being the same property conveyed to Nicholson's Hi-Fidelity Center, Inc., a Tennessee corporation, by deed from Alexander M. Nicholson, Jr. of record in Instrument No. 20060922-0117937, Register's Office for Davidson County, Tennessee.

This is improved property known as 113 and 115 19th Avenue South, Nashville, TN 37203.

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

WITNESS our hands this 12th day of October, 2010.

NICHOLSON'S HI-FIDELITY CENTER, INC.,
a Tennessee corporation

By: Alexander M. Nicholson Jr., President
Alexander M. Nicholson, Jr., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALEXANDER M. NICHOLSON, JR.,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12th day of October, 2010.

MARCY E. SHEARON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 6, 2013

Notary Public

My Commission Expires: