2

PICK-UP

OWNER/RESPONSIBLE TAX PAYER:
Del/Dane III, LLC
P.O. Box 570
Gatlinburg, TN 37738

This instrument prepared by:
Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1500
Knoxville, TN 37929
(97945/glo)

BILL GARRETT, Davidson County
Trans: T20110023973 DEEDQC
Recvd: 04/25/11 12:43 3 pgs
Fees: 17.00 Taxes: 0.00
20110425-0031348

Tax Map 104-4, Parcel 130
Tax Map 93-13, Parcel 139
Tax Map 104-8, Parcel 158
Tax Map 104-8, Parcel 157

QUIT CLAIM DEED

THIS INDENTURE made this 19 day of April, 2011, between, DANE B. BRYANT and DEL R. BRYANT, First Parties, and DEL/DANE III, LLC, a Tennessee limited liability company Second Party.

WITNESSETH:

THAT the said First Parties for and in consideration of One Dollar ($1.00) and other good and valuable consideration to them in hand paid by the said Second Party, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and quit claimed and does hereby bargain, sell, remise, release and quit claim unto said Second Party all of First Parties' right, title and interest in and to the following described premises, to-wit:

TRACT ONE: (Map 104-4, Parcel 130)
LAND in Davidson County, Tennessee, being Lot No. 13, on the Plan of Margaret R. Shield's Subdivision of Lot Nos. 5 and 6, in O. B. Hayes Rokeby Addition, as of record in Book 57, page 33, Register's Office for said county, and that portion of Alley No. 437, closed by Nashville City Council Bill No. 51-491, described according to a survey made by Joe M. Cummings, Surveyor, dated May 17, 1990, as follows:

LOT NO. 13 is described as follows:
BEGINNING at an iron pin in the southerly right of way (23 feet from the centerline) of Music Square South (formerly Grand Avenue; ref. Metro Council Bill No. 75-1331), said pin being South 81 deg. 35 min. 10 sec. East, 112.50 feet along said right of way from its intersection with the easterly right of way (25 feet from the centerline) of 17 Avenue South; thence with said right of way, South 81 deg. 35 min. 10 sec. East, 50.00 feet to an iron pin; thence with the westerly margin of Alley No. 440 (12 feet wide), South 9 deg. 30 min. 00 sec. West, 150.00 feet to an iron pin; thence with the northerly margin of Alley No. 437 (12 feet wide, closed by Nashville City Council Bill 51-491), North 81 deg. 35 min. 10 sec. West, 50.00 feet to an iron pin; thence with the easterly boundary line of property owned by General Council of Finance, of record in Deed Book 7924, page 899, in the Register's Office of Davidson County, Tennessee, North 9 deg. 30 min. 00 sec. East, 150.00 feet to the BEGINNING, containing 0.17 acre (7498.65 square feet), more or less.

PART OF ALLEY NO. 437 is described as follows:
BEGINNING at the intersection of the westerly margin of Alley No. 440 (12 feet wide) with the northerly margin of Alley No. 437 (12 feet wide, closed by Nashville City Council Bill No. 51-491); thence with said westerly margin, South 9 deg. 30 min. 00 sec. West, 6.00 feet to an iron pin; thence severing said Alley No. 437, as follows: North 81 deg. 35 min. 10 sec. West, 50.00 feet to an iron pin; North 9 deg. 30 min. 00 sec. East, 6.00 feet to an iron pin; thence with the southerly boundary line of Lot 13 on the Plan of Margaret R. Shields' Subdivision of Lots 5 & 6 in O. B. Hayes Rokeby Addition of record in Plat Book 57, page 33, in the Register's Office of Davidson County, Tennessee, South 81 deg. 35 min. 10 sec. East, 50.00 feet to the BEGINNING, containing 0.01 acre (299.95 square feet), more or less.

THIS CONVEYANCE is made subject to:
(a) Retaining Wall Agreement of record in Book 7924, page 903, in the Register's Office for Davidson County, Tennessee;

(b) Utility Easement of record in Book 4604, page 744, in the Register's Office for Davidson County, Tennessee;
(c) Private rights of ingress and egress of others over that portion of the herein described property embraced within the bounds of Alley #437, closed by Ordinance No. 51-491.

TRACT TWO: (Map 93-13, Parcel 139)
LAND in Davidson County, Tennessee, being Lot No. 14 on the Plan of O. B. Hayes Small Lots as of record in Plat Book 1, page 69, Chancery Court of Nashville.
Said Lot No. 14 fronts 50 feet on the westerly side of Music Square East, formerly 16th Avenue South or Belmont or Bellmain Avenue and runs back between parallel lines 150 feet, more or less, to an alley.

TRACT THREE: (Map 104-8, Parcel 158)
LAND in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 12 on the Plan of O. H. Shields' Subdivision of Lot No. 69 on the Plan of O. B. Hayes' Rokeby Addition, of record in Book 161, page 158, Register's Office for said County.
Said part of Lot 12 fronts 50 feet on the westerly side of 19th Avenue South, formerly Everett Street, and runs back 159.7 feet on the northerly line and 163 feet, more or less, on the southerly line to an alley, measuring 50 feet thereon.

THIS CONVEYANCE is made subject to Covenant regarding use of property, of record in Book 4842, page 122, in said Register's Office.

TRACT FOUR:(Map 104-8, Parcel 157)
BEING Lot No. 11 and the southerly part of Lot No. 12 on the Plan of O. H. Shields' Subdivision of Lot No. 69, in O. B. Hayes' Rokeby Addition ,as of record in Book 161, page 158, Register's Office for said County.

Said lot No. 11 and the southerly part of Lot No. 12, front together 70 feet on the western side of 19th Avenue South, formerly Everett Street, and extend back 168.4 feet on the southerly line with the northerly margin of Belmont, Formerly Madison Street, and 163 feet, more or less, on the northerly line to an alley in the rear, measuring 71.7 feet thereon.

BEING the same property conveyed to Dane B. Bryant, a one-half undivided interest, and Del R. Bryant, a one-half undivided interest, as tenants in common, by Quit Claim Deed from Del/Dane II, L.L. C., dated 4/17, 2011, and recorded in 20110420-0030471 in the Register's Office for Davidson County, Tennessee.

and all the estate, right, title and interest of the First Party therein, with the hereditaments and appurtenances thereto appertaining.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, masculine or feminine gender, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder has caused this instrument to be executed by its duly authorized officer(s) the day and year first above written.

DANE B. BRYANT

DEL R. BRYANT

STATE OF TN)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **DANE B. BRYANT**, the within named bargainor, with whom I am personally acquainted, or proved to me 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 and official seal at office in Davidson County, this 19th day of April, 2011.

My Commission Expires:

Ima Withers
Notary Public

MY COMMISSION EXPIRES MARCH 3, 2014

IMA WITHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF _____)
)
COUNTY OF _____)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **DEL R. BRYANT**, the within named bargainor, with whom I am personally acquainted, or proved to me 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 and official seal at office in Davidson County, this 19th day of April, 2011.

My Commission Expires:

Ima Withers
Notary Public

MY COMMISSION EXPIRES MARCH 3, 2014

IMA WITHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 0.

AFFIANT _____.

Subscribed and sworn to before me this ___ day of _____, 2011.

My Commission Expires:

_____
NOTARY PUBLIC

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION WHATSOEVER AS TO THE STATUS OF TITLE. THIS DEED WAS PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATIONS WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF April 20 11

Deputy Register

T:\hunt\QCD\97945\Del Dane III