BILL GARRETT, Davidson County
Trans:T20110043061 DEEDQC
Recvd: 07/18/11 11:44 6 pgs
Fees:32.00 Taxes:0.00
20110718-0054655

1/6

Prepared by:
Dale L. Denny, Attorney at Law
1141 Banbury Lane
Brentwood TN 37027
615-331-2673

QUITCLAIM DEED

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE FOUR PARCELS INTO ONE PARCEL:

(Please combine Tract 1 (09208000200) and Tract 2 (09208000201) and Tract 3 (09208000202) and Tract 4 (09208000203 into the same Tract with 804 Dr DB Todd Jr Blvd as the address of record, and 09208000200 the Parcel of record.)

ADDRESS NEW OWNER(s)	SEND TAX BILLS TO	MAP & PARCEL
John Bouchard & Sons Co. 1024 Harrison St Nashville TN 37203	NEW OWNER	09208000200 09208000201 09208000202 09208000203

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, John Bouchard & Sons Co., has this day bargained and sold, and does herby transfer and convey unto the said John Bouchard & Sons Co., the Grantee(s) herein, its (successors), heirs and assigns, all its right title and interest in certain real estate in Davidson County, Tennessee as follows:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to any and all matters, restrictions and/or easements of records.

This is improved (X) unimproved ( ) property, known as 1024 Harrison Street

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

John Bouchard & Sons Co.

By: _____

William D. Morgan, President, John Bouchard & Sons Co.

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 William D. Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the President of **John Bouchard & Sons Co.**, and being so authorized to do, executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 18th day of July, 2011.

Carole Newman
Notary Public

My Commission Expires: My Commission Expires JULY 8TH 2013

CAROLE NEWMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

(2/6)

Exhibit A 1/5

	Parcel	Address
Tract 1	09208000200	804 Dr DB Todd Jr Blvd Nashville, TN 37203
Tract 2	09208000201	17th Avenue North Nashville, TN 37203
Tract 3	09208000202	803 17th Avenue North Nashville TN 37203
Tract 4	09208000203	805 17th Avenue North Nashville, TN 37203

(Please combine Tract 1 (09208000200) and Tract 2 (09208000201) and Tract 3 (09208000202) and Tract 4 (09208000203 into the same Tract with 804 Dr DB Todd Jr Blvd as the address of record, and 09208000200 the Parcel of record.)

See attached Legal Descriptions marked by Tract 1, Tract 2, Tract 3, and Tract 4.

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 16 DAY OF [illegible] 20 11

Deputy Register

3/4

Intentionally left Blank.

Exhibit A
3/5

Book 3502
Page 23

"Tract 1"
(Portion)

WARRANTY DEED

FROM

CAPITOL CITY GRAIN COMPANY,

TO

JOHN BOUCHARD & SONS CO.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
this 23 day
of JAN A.D. 1963
at 8:00 O'clock A.M.
Noted in Book 3502 Page 23
Recording Fee $2.50
Witness my hand and seal at office in Nashville, Davidson County, Tenn.
Register

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Church
NASHVILLE, TENNESSEE

HOFSTETTER & HOFSTETTER, ATTYS.

4/6

44050

For and in Consideration of the sum of TEN AND 00/100 ($10.00) ---------- *DOLLARS*
cash in hand paid by John Bouchard & Sons Co., and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

Capitol City Grain Company, Inc., a Tennessee corporation,
has *have bargained and sold, and by these presents do transfer and convey unto*
the said John Bouchard & Sons Co., its successors
and assigns, a certain tract or parcel of
land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly part of Lots Nos. 25, 26, 27, 28, 29, and the westerly part of the northerly part of Lot No. 30 on the Plan of Bostick's Subdivision of Lot No. 140 of the Judge John McNairy Mansion House Tract, as of record in Book 21, page 99, Register's Office for said County, and being Lots Nos. 3, 4 and the westerly 79.9 feet front and 88.7 feet rear of Lot No. 2 on the Map of Montgomery Moore Mfg. Company and J. H. Wilkes and Company Subdivision of Lots Nos. 25, 26, 27, 28, 29, and the northerly part of Lot No. 30 in P. H. Bostick's Subdivision and part of Lot No. 158 of Samuel Watkins Estate Plan, as of record in Book 332, page 129, Register's Office for said County, and described according to a survey made by Turner Engineering Company, dated January 17, 1963, as follows:
BEGINNING at a P. K. Nail at the northeast corner of 18th Avenue North, formerly Bostick Street, and the right of way of the N. C. & St. L. Railroad; thence with the easterly margin of 18th Avenue North, North 33° 20' West 257.9 feet to an iron pin in the southerly right of way of the Tennessee Central Railroad spur track; thence easterly parallel to and 8 feet southeasterly from the centerline of said right of way, 157.8 feet to a point; thence North 33° 20' West 2.8 feet to a point; thence North 42° 59' East 258.1 feet to a P. K. nail in a root; thence South 42° 21' East 254.4 feet to an iron pin in the northerly line of the N. C. & St. L. Railroad right of way; thence with said right of way, as follows: South 39° 32' West 173 feet to a P. K. nail; thence South 54° 19' East 20 feet to an iron pin, and South 44° 21' West 285 feet to the point of beginning.
Being the same property conveyed to Capitol City Grain Company, Inc. by deed from Sunshine Feed Mills, Inc., a Tennessee corporation, as of record in Book 2742, page 614, said Register's Office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, rights, title and interest
thereto belonging to the said John Bouchard & Sons Co., its successors
and assigns, forever.
And Capitol City Grain Company, Inc. does
covenant with the said John Bouchard & Sons Co.
that it is *lawfully seized and possessed of said land in*
fee simple; have a good right to convey it, and the same is unencumbered, except by 1963 taxes
which are prorated and assumed by grantee.

Exhibit A
4/5

John Bouchard & Sons Co.	Same	3H-8920
1024 Harrison Street		92-8-2.1
Nashville, TN 37203		

WARRANTY DEED

BK/5521 PG 870

"Tract 2"

For and in consideration of the sum of TEN AND 00/100 (10.00)---------- DOLLARS cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; CHARLES J. SANDERS, DISTRIBUTOR, a partnership,

have bargained and sold, and by these presents do transfer and convey unto the said JOHN BOUCHARD & SONS CO., A Tennessee corporation,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lots Nos. 1 and 2 on the Plan of Montgomery-Moore Manufacturing Company's Plan, as of record in Book 332, Page 139, Register's Office for said County, being also known as part of Lot No. 158 on the Plan of the Real Estat of Samuel Watkins, deceased, as of record in Book 57, Page 13, said Register's Office, also being a part of Lot No. 141 on Judge John McNairy's Mansion House Plan, not of record, described as follows:

BEGINNING at an iron pin on the southwesterly margin of 17th Avenue North, south 34° east 145 feet from the southwest corner of Parrish Street and said Avenue; thence south 55° 24' 57" west 149.88 feet to an iron pin; thence south 33° 56' east 100 feet to the northerly margin of the Nashville, Chattanooga and St. Louis Railroad right-of-way; thence with same northeastwardly 150 feet to the southwesterly margin of said Avenue; thence with same northwestwardly 100 feet to the beginning.

Being the same property conveyed to Charles J. Sanders, Distributor, a partnership, by deed from American Service Company, of record in Book 3505, Page 269, Register's Office for said County.

Unimproved [ ]
This is improved [ ] property, known as 17th Avenue North
(Street Number) (Street)
Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered, unless otherwise noted on map. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20th day of October, 19 79.

Exhibit A
5/5

6/6

BOOK 5134 PAGE 500

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April, 19 77

Notary Public

My Commission Expires:

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Bouchard & Sons Co. Inc. (NAME)	Same (NAME)	2.2 & 2.3
1024 Harrison Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Prop. Map 92-8
Nashville, Tenn. 37210 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHARLES H. KING AND WIFE, MARGARET H. KING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Bouchard & Sons Co., Inc., A Tennessee Corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Two Tracts of land in Davidson County, Tennessee, being part of Lots No. 1 and 2 on the Plan of Montgomery-Moore Manufacturing Company's Plan as of record in Book 332, page 129, said Register's Office, being also known as part of Lot No. 158 on the Plan of the Real Estate of Samuel Watkins, deceased, as of record in Book 57, page 13, said Register' Office, and also being a part of Lot No. 141 in Judge John McNairy's Mansion House Plan not of record and described as follows:

"Tract 3"

~~TRACT ONE~~: Beginning at an iron pin on the southwesterly margin of 12th Avenue North, south 34° East 90 feet from the southwest corner of Parrish Street and said Avenue; thence South 55° 24' 57" West 149.82 feet to an iron pin; thence South 33° 56' East 55 feet to an iron pin; thence North 55° 24' 57" East 149.88 feet to an iron pin on the southwesterly margin of said Avenue; thence with same, North 34° West 55 feet to the beginning.

"Tract 4"

~~TRACT TWO~~: Beginning at a point at the southwest corner of Parrish Street and 17th Avenue North; thence with the southwesterly margin of said Avenue, southeastwardly 90 feet to an iron pin; thence south 55° 24' 57" west 149.82 feet to an iron pin; thence North 33° 56' West 97 feet to the southeasterly margin of said Street; thence with same, northeastwardly 150 feet, more or less, to the beginning.

Being the same property conveyed to Charles H. King and wife, Margaret H. King by deed from Thomas H. Horrell an wife, of record in Book 3808, page 244, said Register's Office; and by deed from Dorothy D. Powell of record in Book 3808, page 248, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 803 & 805 17th Avenue, North (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 8th day of April, 19 77

Charles H. King

Margaret H. King