QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20110049088 DEEDQC
Recvd: 08/10/11 15:07 7 pgs
Fees:38.00 Taxes:95.09
20110810-0061804

THIS INSTRUMENT PREPARED BY:
METROPOLITAN GOVERNMENT
PUBLIC PROPERTY ADMINISTRATION
222 Third Avenue North, Suite 701
Nashville, Tennessee 37201

NAME & ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/ PARCEL
Bekry Seman **4169 Providence Park Ln** **Nashville, Tennessee 37211**	**SAME**	**Tax Map 082-13-0** **Parcels 349.00 & 351.00**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

SHARON D. MAYO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 10, 2012

The actual consideration or value, whichever is greater, for this transfer is the amount of taxes owed or **$25,700.00**.

Affiant Diane Treadway
Subscribed and sworn to before me this 4th day of August, **2011**.

Sharon D. Mayo
Notary Public

My Commission Expires: 3/10/2012

FOR AND IN CONSIDERATION OF the sum of **One Dollar ($ 1.00),** cash in hand paid, the receipt of which is hereby acknowledged, THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, does hereby quitclaim to **Bekry Seman**, all the interest it may possess in the following parcel of property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and made a part hereof.

Being the same property conveyed to The Metropolitan Government of Nashville and Davidson County in Deed Book 8385 Pages 235 and 224 and being further described in Exhibit A.

This is unimproved property located at 204 Jackson St. and 1001-2nd Ave. N., Nashville, TN 37201.

This conveyance is subject to any and all existing easements, sanitary sewer, utility or other easement, whether or not recorded as a public record.

IN WITNESS WHEREOF, THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, has caused this instrument to be executed by the Director of Public Property Administration, duly authorized in Metropolitan County Council Ordinance No. **BL2009-414**, so to act on its behalf, this the 5th day of August, **2011.**

THE METROPOLITAN GOVERNMENT
OF NASHVILLE & DAVIDSON COUNTY,
TENNESSEE BY:

Gene Nolan
Gene Nolan, Director
Public Property Administration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **Gene Nolan**, with whom I am personally acquainted and who, upon his oath, acknowledged himself to be the Director of Public Property Administration for THE METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE, and that he, as such Director, being authorized to do so, executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of August, 2011.

Sharon D. Mayo
Notary Public

SHARON D. MAYO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 10, 2012

My Commission Expires: 3/10/2012

Exhibit A

Map 082-13
Parcel 349
Legal Description:

Being real property bounded on the west, north, and east by the Metropolitan Government Book 8385, Page 224, and the south by Jackson Street Public Works Project 87-R-19.

Being a portion of real property of The Metropolitan Government of Davidson County, Tennessee being used as Right-of- Way and vacant land from Project 87-R-19 and further described;

Entire description of parcel 082130349 as follows;

Commencing at a point at the Northwesterly corner of 2nd Avenue North and Jackson Street prior to construction of Project 87-R-19; thence with a bearing of South 62°48'34" West a distance of 78.50 feet to the southeast corner of the hereon described property with the point being the point of beginning;

Thence at the point of beginning with a bearing of South 62°48'34" West a distance of 56.00 feet to a point; thence with a bearing of North 27°11'36" West a distance of 50.00 feet to a new iron rod; thence with a bearing of North 62°48'34" East a distance of 56.00 feet to a new iron rod; thence with a bearing of South 27°11'36" East a distance of 50.00 feet to the point of beginning.; containing 2800.00 square feet or 0.064 acres.

Included in the above description, for the sole purpose for the conveyance and the remainder of a remnant portion of land from Parcel 08213034900;

Portion for conveyance as follows;

Commencing at a point at the Northwesterly corner of 2nd Avenue North and Jackson Street prior to construction of Project 87-R-19; thence with a bearing of South 62°48'34" West a distance of 134.50 feet to a point: thence with a bearing of North 27°11'36" West a distance of 15.02 feet to a point of beginning;

Thence at the point of beginning, a new iron rod set and the southwest corner of the herein described portion of land; thence with a bearing of North 27°11'36" West a distance of 34.98 feet to a new iron rod; thence with a bearing of North 62°48'34" East a distance of 56.00 feet to a new iron rod; thence with a bearing of South 27°11'36" East a distance of 17.70 feet to a point on the newly established Right-of-Way of Jackson Street

and a new iron rod set; thence in a southwesterly direction with a non-tangent curve turning to the right with a radius of 128.00 feet, having a chord bearing of South 45°39'24" West and a chord distance of 58.61, having a interior angle of 26°28'05" and an arc length of 59.13 to the point of beginning.; containing 1608.20 square feet or 0.037 acres.

Included in the above entire description of Parcel 082130349 and excluded for public Right-of-Way and the greater use of the Metropolitan Government:

Portion retained as Right-of-Way as follows;

Commencing at a point at the Northwesterly corner of 2nd Avenue North and Jackson Street prior to construction of Project 87-R-19; thence with a bearing of South 62°48'34" West a distance of 78.50 feet to the point of beginning;

Thence at the point of beginning at the southeast corner of the hereon described portion of land with a bearing of South 62°48'34" West a distance of 56.00 feet to a point; thence with a bearing of North 27°11'36" West a distance of 15.02 feet to a new iron rod set in the newly established Right-of-Way; thence in a northeasterly direction with a non-tangent curve turning to the left with a radius of 128.00 feet, having a chord bearing of North 45°39'24" East and a chord distance of 58.61, having a interior angle of 26°28'05" and an arc length of 59.13 to a new iron rod; thence leaving the Right-of-Way with a bearing of South 27°11'36" East a distance of 32.30 feet to the point of beginning.; containing 1191.80 square feet or 0.027 acres.

Map 082-13
Parcel 351
Legal Description:

Being bounded on the east by 2nd Avenue North, the south by Jackson Street Public Works Project 87-R-19 and Metropolitan Government Book 8385, Page 235, the west by Cresent Enterprises Book 99779, Page 632, and the north by Kornman Book 4506, Page 441.

Being a remnant portion of real property of The Metropolitan Government of Davidson County, Tennessee being used as Right-of Way and vacant land from Project 87-R-19 and further described;

Exhibit A

Entire description of parcel 082130351 as follows;

Beginning at a point at the Northwesterly corner of 2nd Avenue North and Jackson Street prior to construction of Project 87-R-19; thence with a bearing of South 62°48'34" West a distance of 78.50 feet; thence North 27°11'36" West a distance of 50.00 feet to a new iron rod; thence with a bearing of South 62°48'34" West a distance of 56.00 feet to a new iron rod; thence with a bearing of South 27°11'36" East a distance of 50.00 feet to a point; thence with a bearing of South 62°48'34" West a distance of 9.99 feet to a point; thence with a bearing of North 27°11'50" West a distance of 78.50 feet to a new iron rod; thence with a bearing of North 62°48'34" East a distance of 144.50 feet to a point; thence with a bearing of South 27°11'36" East a distance of 78.50 feet field measured and as shown on sheet 9 of 57 present layout Project 87-R-19, 83.5 feet as recorded in Book 8385, Page 226 R.O.D.C. to a point of beginning; containing a total acreage of 8543.04 square feet or 0.196 acres;

Included in the above description, for the sole purpose for the conveyance of a remnant portion of land from Parcel 08213035100;

Portion for conveyance as follows;

Commencing at a point at the Northwesterly corner of 2nd Avenue North and Jackson Street prior to construction of Project 87-R-19; thence with a bearing of South 62°48'34" West a distance of 144.49 feet; thence with a bearing of North 27°11'50" West a distance of 14.72 feet to the point of beginning at the southwest corner of the herein property and being located in the newly established Right-of-Way

At the point of beginning, at a new iron rod, northwesterly with Cresent Enterprise bearing North 27°11'50" West a distance of 63.78 feet to a new iron rod; thence with a bearing of North 62°48'34" East a distance of 111.98 feet to a new iron rod in the westerly in the present ROW of 2nd Avenue North; thence in a southerly direction with a non-tangent curve turning to the right with a radius of 128.00 feet, having a chord bearing of South 17°40'22" West and a chord distance of 65.18, having a interior angle of 29°30'00" and an arc length of 65.90 to a new iron rod; thence leaving said ROW with a bearing of North 27°11'36" West a distance of 17.70 feet to a new iron rod; thence with a bearing of South 62°48'34" West a distance of 56.00 feet to a new iron rod; thence with a bearing of South 27°11'36" East a distance of 35.28 feet to a new iron rod; thence with a bearing of South 62°48'34" West a distance of 9.99 feet to the point of beginning.; containing 3479.603 square feet or 0.079 acres.

Exhibit A

Included in the above entire description of Parcel 082130351 and excluded for public Right-of-Way and the greater use of the Metropolitan Government:

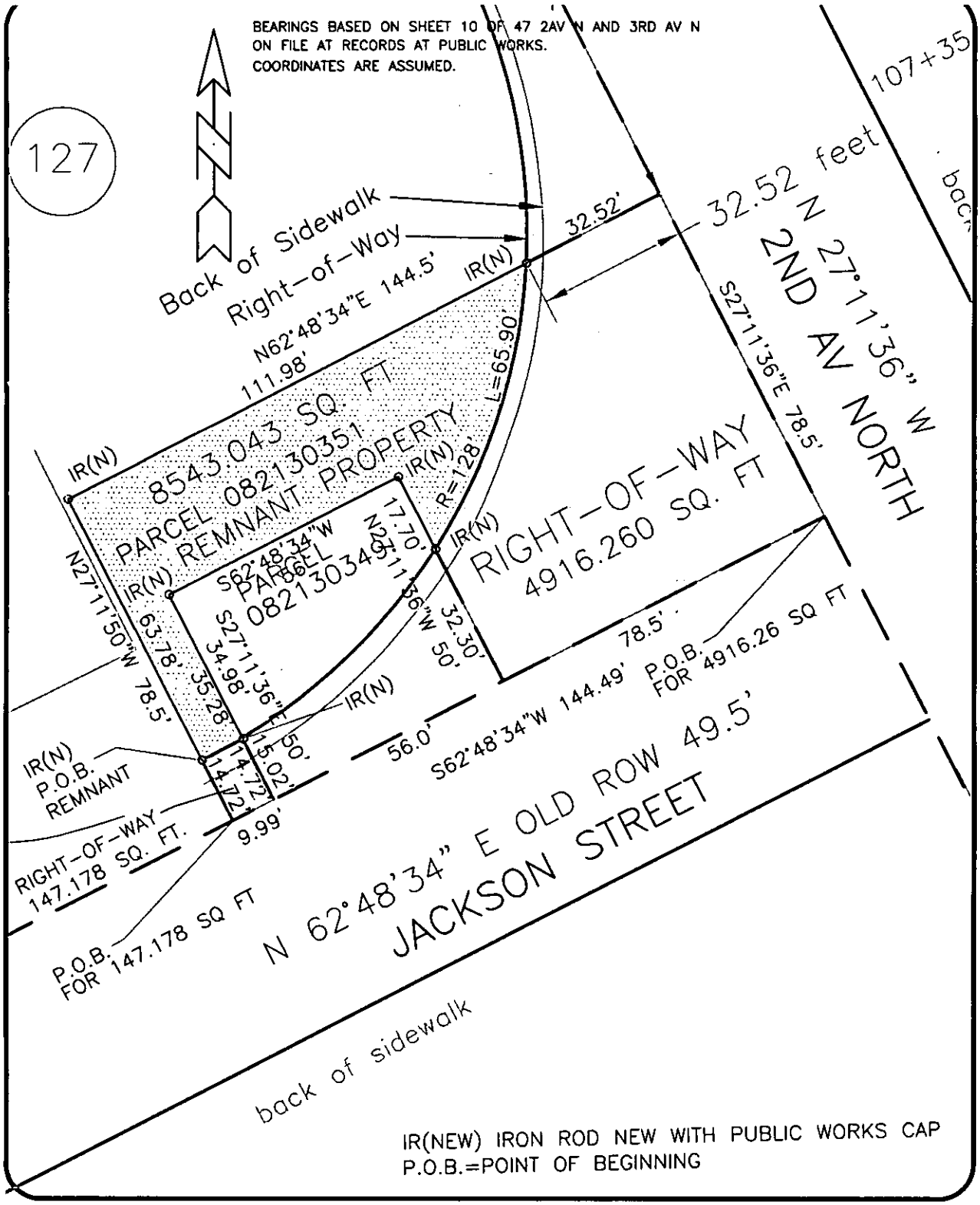
Portion retained for Right-of-Way as follows;

At the point of beginning at the Northwesterly corner of 2nd Avenue North and Jackson Street prior to construction of Project 87-R-19; thence with a bearing of South 62°48'34" West a distance of 78.50 feet to a point; thence with a bearing of North 27°11'36" West a distance of 32.30 feet to a new iron rod at the newly established Right-of-Way of Jackson Street; thence in a northerly direction an with the Right-of-Way with a non-tangent curve turning to the left with a radius of 128.00 feet, having a chord bearing of North 17°40'22" East and a chord distance of 65.18, having a interior angle of 29°30'00" and an arc length of 65.90 to a new iron rod; thence with a bearing of North 62°48'34" East a distance of 32.52 feet to a point; thence with a bearing of South 27°11'36" East a distance of 78.50 feet field measured and as shown on sheet 9 of 57 present layout Project 87-R-19, 83.5 feet as recorded in Book 8385, Page 226 R.O.D.C. to a point of beginning: Containing an excluded 4916.26 square feet or 0.113 acres.

Portion retained for Right-of-Way as follows;

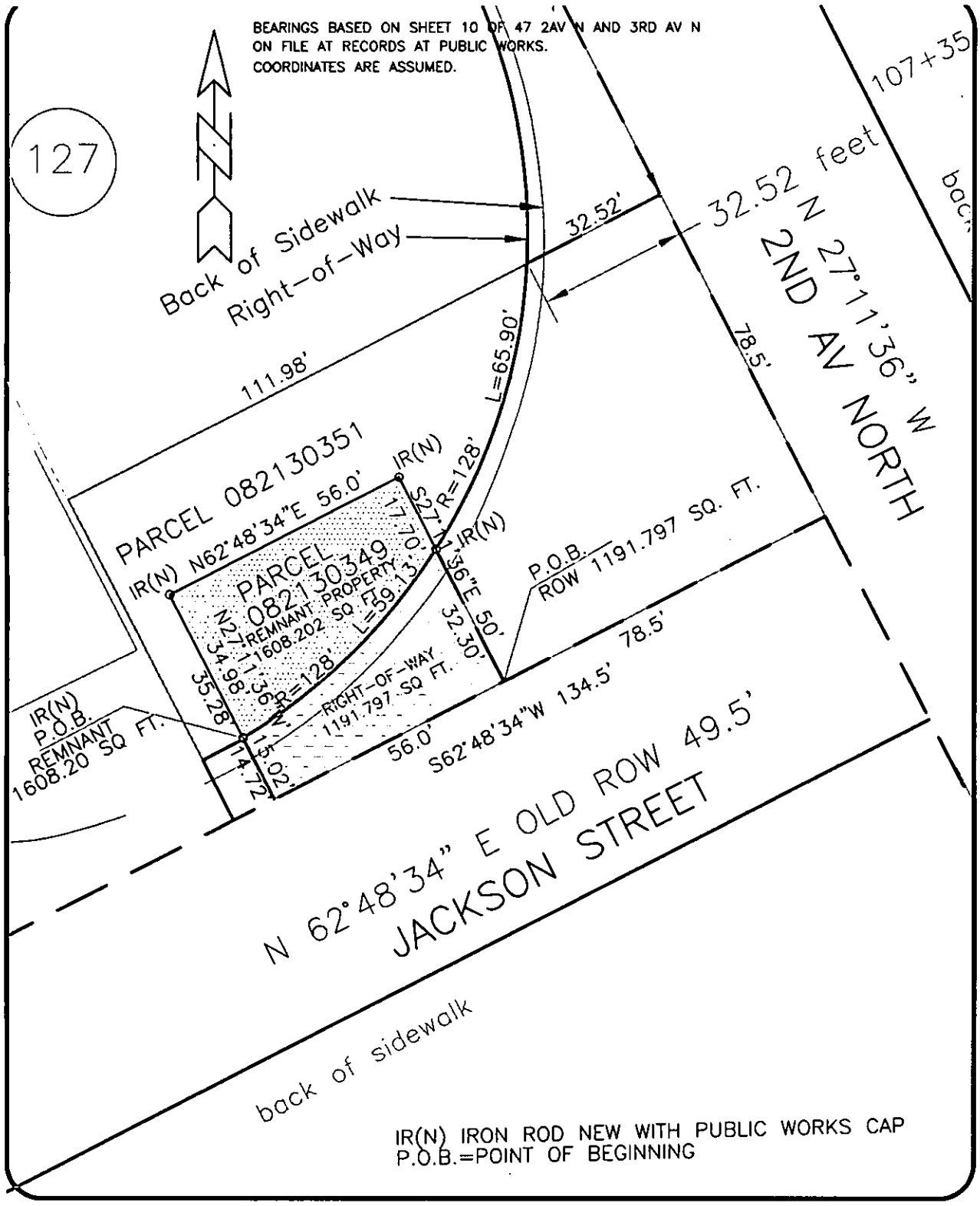
Commencing at a point at the Northwesterly corner of 2nd Avenue North and Jackson Street prior to construction of Project 87-R-19; thence with a bearing of South 62°48'34" West a distance of 144.49 feet to a point of beginning.

At the point of beginning with a bearing of North 27°11'50" West a distance of 14.72 feet to a new iron rod in the newly established Right-of-Way; thence with a bearing of North 62°48'34" East a distance of 9.99 feet to a new iron rod; thence leaving said ROW with a bearing of South 27°11'36" East a distance of 14.72 feet to a point; thence with a bearing of South 62°48'34" West a distance of 9.99 feet to the point of beginning; containing 147.17 square feet or 0.003 acres.



IR(NEW) IRON ROD NEW WITH PUBLIC WORKS CAP
P.O.B.=POINT OF BEGINNING

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS EXHIBIT SCALE 1"=30'	LEGEND REMNANT PORTION RIGHT-OF-WAY	PARCEL 082130351 DWG. NO. 07271001 DATE 07/27/10 REVISED 02/25/11



IR(N) IRON ROD NEW WITH PUBLIC WORKS CAP
P.O.B.=POINT OF BEGINNING

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	LEGEND	PARCEL 082130349
	REMNANT PORTION	DWG. NO. 07271001
EXHIBIT	RIGHT-OF-WAY	DATE 07/27/10
SCALE 1"=30'		REVISED 02/25/11