BILL GARRETT, Davidson County
Trans:T20120027559 DEEDQC
Recvd: 04/16/12 12:57 2 pgs
Fees:12.00 Taxes:0.00
20120416-0032367

FROM: ESTHER L. FROST

TO: HAROLD JOHNSON

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS: **SEND TAX BILLS TO:** **MAP-PARCEL NUMBERS**

Harold Johnson
214 McMillian Street
Nashville, Tennessee 37203

Same

Map 092-12-0
Parcel 329.00 and 332.00

This instrument prepared by:

Larry D. Craig
Attorney at Law
305 Fourteenth Avenue, North
Nashville, Tennessee 37203

Upon information furnished by the parties and without benefit of title examination or title insurance and no closing thereupon.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Harold Johnson, Affiant

Sworn to and subscribed before me this 16 day of April, 2012.

NOTARY PUBLIC

My Commission Expires: 5/5/2015

CATHERINE E. FLEMING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Esther L. Frost, do hereby quitclaim to Harold Johnson my undivided one-half (½) interest in the following land:

See Exhibit "A" attached hereto and incorporated by reference herein.

Being the same property conveyed to Esther L. Frost and Harold Johnson by deed from Robert L. Forti, unmarried, and John A. Williams and wife, Karen I. Williams, of record in Instrument No. 20050203-0012841, Register's Office for Davidson County, Tennessee.

Parcels One and Two on Exhibit "A" have been combined for a singular taxing parcel by virtue of an application to combine parcels of record in Instrument No. 20050602-0062039, Register's Office for Davidson County, Tennessee.

This is commercial property and is not the principal place of residence of Esther L. Frost.

Prepared upon information furnished by the parties and without the benefit of title examination, title insurance or closing thereupon.

This is improved property known as 214 McMillian Street and unimproved property known as 300 McMillian Street, Nashville, Tennessee 37203 and the correct mailing address for the subject real property is 214 McMillian Street, Nashville, Tennessee 37203.

Witness my hand this 16 day of April, 2012.

Esther L Frost
ESTHER L. FROST

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 Esther L. Frost, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16 day of April, 2012.

NOTARY PUBLIC

My commission expires: 5/5/2015

CATHERINE E. FLEMING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, State of Tennessee, described as follows, to wit:

Parcel One:
Being Lot 33 on the Plan of Governor McMillin's Subdivision of the Old State Prison Lands of record in Book 161, Page 119, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Parcel Two:
Being Lot 32 in McMillin's Subdivision of the Old State Penitentiary Lands of record in Book 161, Page 119, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Parcel Three:
Being the southwesterly or front part of Lot No. 31 on the Governor McMillin Plan of Old State Prison Land in Nashville, Tennessee as of record in Book 161, Page 119, Register's Office for Davidson County, Tennessee as follows:
Beginning at the northeast corner of McMillin Avenue and Hynes Street; thence with the northwesterly margin of said Hynes Street northwestwardly 61 feet, 10 inches, more or less, to the southwest corner of a part of Lot No. 31 conveyed to Emma Irvin by deed from E. J. Roberts and wife, of record in Book 2015, Page 100, said Register's Office; thence with the southwestern boundary of said Irvin property 56 feet, 3 inches more or less, to the southeastern boundary line of Lot No. 30 on said plan, thence with the line between said lots Nos. 30 and 31 southwestwardly 61 feet, 4 inches, more or less, to the northeasterly margin of said McMillin Avenue; thence with the northeasterly margin of said McMillin Avenue southeasterly 44.8 feet to the beginning.