PICK-UP

BILL GARRETT, Davidson County
Trans:T20120054728 DEEDQC
Recvd: 07/25/12 15:49 3 pgs
Fees:17.00 Taxes:0.00
20120725-0065525

This Instrument Prepared By:
Dodson, Parker, Behm & Capparella, P.C.
1310 Sixth Avenue, North
Nashville, TN 37208

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
FAIRFIELD AVENUE, LLC 1310 6TH Avenue North Nashville, TN 37208	Same	93-16 246-245-224

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **WALLER BUICK COMPANY, INC.,** a Delaware Corporation (hereinafter "Grantor[s]") does hereby assign, transfer, convey and quitclaim unto **FAIRFIELD AVENUE, LLC**, a Tennessee Limited Liability Company (hereinafter "Grantee") certain real estate in Davidson County, Tennessee, which is described as follows:

LOT NO. 375: Certain property in Davidson County, Tenn., being the easterly one-half of Lot No. 375, in the Maury and Claibourne's Addition to Nashville as of record in Book 21, page 85, of the Register's Office of Davidson County, Tenn.

The said easterly one-half of said Lot. No. 375, fronts 35 feet, 2 inches on the westerly side of Fairfield Avenue and extends back on the north line westerly 106 feet and on the south line 102.5 feet, to a dead line and extends on said dead line 35 feet. Said dead line, being the rear line of Doris Payne property. Included in the above description, but excluded therefrom, is that part of said property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed from Alvin N. Greenberg and wife, Esther G. Greenberg, of record in Book 3862, page 761, Register's Office for said County.

Being the same property conveyed to Waller Buick Company, Inc. by deed from Geneva C. Waller of record in Book 4792, Page 654, Register's Office for Davidson County, Tennessee.

LOT NO. 376: Being the easterly part of Lot No. 376 on the Map of Maury and Claiborne's addition to Nashville, as of record in Book 21, page 85, Register's Office for said County. Said part of Lot No. 376 fronts 35.2 feet on the westerly side of Fairfield Avenue and runs back 102.5 feet on the northerly line and 99 feet on the southerly line to a dead line on which it measures 35 feet.

Included in the above description, but excluded therefrom, is that part of said property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed from John T. Baugh, Jr. and wife, Virginia Nell Baugh, of record in Book 3879, page 651, Register's Office for said County.

Being the same property conveyed to Waller Buick Company, Inc. by deed from Geneva C. Waller of record in Book 4792, page 654, Register's Office for Davidson County, Tennessee.

LOT NO. 377: Land in Davidson County, Tennessee, being the easterly one-half of Lot. No. 377 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Plan Book 21, page 86, Register's Office for said County.

Said part of Lot No. 377 fronts 35 feet on the westerly side of Fairfield Avenue and runs back between parallel lines, 96 feet to a dead line.

Excluded from the property last described is the following:

Land in Davidson County, Tennessee, being a part of the easterly one-half of Lot No. 377 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, page 6, Register's Office for said County.

Beginning at a point where the west margin of Fairfield Avenue intersects the north margin of the first alley north of Lafayette Street; thence northwardly along the west margin of Fairfield Avenue 35.2 feet to a point; thence westwardly parallel to and 35.2 feet from the north margin of the first alley north of Lafayette Street, 7.50 feet to a point; thence southwardly 35.4 feet to a point in the northerly margin of said alley; thence eastwardly 8.92 feet along the north margin of said alley to the point of beginning, containing 238 square feet, more or less.

Said excluded parcel having been condemned in fee simple in the cause of The Metropolitan Government of Nashville and Davidson County, Tennessee vs. Doctor Philip Markle, et al, No. 79277, Sixth Circuit Court of Davidson County, Tennessee.

Being the same property conveyed to Waller Buick Company, Inc. by deed from Geneva C. Waller of record in Book 4792, page 654, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

SUBSCRIBED AND SWORN TO before me this 25th day of July, 2012.

Lisa C. Woodruff
NOTARY PUBLIC

My Commission Expires: 9/23/14

LISA C. WOODRUFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires September 23, 2014

This is improved property located at 18 Fairfield Avenue, Nashville, Davidson County, Tennessee.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS our hands this the 25th day of July, 2012.

WALLER BUICK COMPANY, INC.

BY: Gail Waller

GAIL WALLER, PRESIDENT

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named GAIL WALLER, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, acknowledged that she is the President of WALLER BUICK COMPANY, INC., the within named bargainor, and that in such capacity, she, being authorized so to do, executed the foregoing Quitclaim Deed for the purposes therein contained, on behalf of the said WALLER BUICK COMPANY, INC..

Witness my hand and seal, at office, this the 25 day of July, 2012.

Lisa C Woodruff
NOTARY PUBLIC

My Commission Expires: 9/23/14

LISA C. WOODRUFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires September 23, 2014