PICK-UP

BILL GARRETT, Davidson County
Trans:T20120074908 DEEDQC
Recvd: 10/03/12 10:01 4 pgs
Fees:23.00 Taxes:323.75
20121003-0090350

This instrument prepared by:
JAD A. DUNCAN
Attorney at Law
4800 Charlotte Avenue
Nashville, TN 37209

ADDRESS NEW OWNER:
INDUSTRIAL PARTNERS
1319 51st Avenue, North
Nashville, Tennessee 37209

SEND TAX BILL TO:
Same

MORTGAGEE:
None

MAP & PARCEL NOS.
91-7-100, 91-7-97, 91-7-98
And 91-7-99

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

QUITCLAIM DEED

WHEREAS, on October 1, 2007, William Dyle, James Grissom and James Gillam executed a partnership agreement which memorialized the partnership "INDUSTRIAL PARTNERS." ; and

WHEREAS, on November 12, 2011, James Gilliam (Also Known As: James C. Gilliam or James Gilliam, Jr.) died and that a Probate Estate was opened in the Probate Court for Cheatham County, Tennessee naming SHARON GILLIAM as the personal representative for the Estate of James C. Gilliam; and

FOR AND IN CONSIDERATION of the sum of Eighty Seven Thousand and Five Hundred ($87,500.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SHARON GILLIAM, in her capacity as the Personal Representative of the Estate of James Gilliam, Jr. and in her individual capacity, hereinafter called the GRANTOR has bargained and sold, and by these presents, does hereby transfer and convey unto INDUSTRIAL PARTNERS, a partnership comprised solely of William L. Dyle and James L. Grissom, hereinafter called GRANTEE, their heirs and assigns, a certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lots Nos. 1009, 1013 and 1015 of Block No. 8, Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

SAID Lots front twenty-five (25) feet each on the north side of Tennessee Avenue and extend back northwardly, between parallel lines, one hundred fifty (150) feet to an alley.

BEING Lots Nos. 1001, 1003, 1005 and 1007 of Block 8 on the Plan No. 2 of West Nashville, as of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

SAID Lot 1001 fronts 35 feet on the northerly side of Tennessee Avenue and runs back between parallel lines with the westerly margin of 51st Avenue, North, formerly 10th Street, 150 feet to an alley. Lots 1003, 1005 and 1007 front 25 feet each on the northerly side of Tennessee Avenue and run back between parallel lines, 150 to an alley.

BEING the same property conveyed to Ike Karnowsky by deed from Sam Wolf and wife, Esther Wolf and H. Fineberg and wife, Beckie Fineberg of record in Book 766, page 229, Register's Office for Davidson County, Tennessee. The said Ike Karnowsky having died testate in 1975 (#62331, Probate Court, Davidson County, Tennessee) leaving his wife, Ruby Karnowsky a life estate, remainder to his children. Ruby Karnowsky having died August 16, 1978.

LAND in Davidson County, Tennessee, being Lot No. 1011 on the Plan of West Nashville 1 Block 8, of record in Book 57, page 172, Register's Office for said County. Said lot No. 1011 fronts 25 feet on the northerly side of Tennessee Avenue and extends back, between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Charles Karnowsky by Final Decree Confirming Sale from the Clerk & Master of record in Book 5364, page 323, said Register's Office. The said Charles Karnowsky having died testate in 1975 (#62331, Probate Court, Davidson County, Tennessee) leaving his wife, Ruby Karnowsky a life estate, remainder to his children.

THE SAID Ruby Karnowsky died August 16, 1978 (#66186, Probate Court, Davidson County, Tennessee). Sylvia Karnowsky and Sallye K. Sefsik are the only children of the said Charles Karnowsky.

BEING the same property conveyed to INDUSTRIAL PARTNERS, a partnership comprised of William L. Dyle, James C. Gilliam, Douglas Hutchison, and James L. Grissom by Heirs of Charles Karnowsky, namely Sylvia Karnowsky, and Salle K. Sefsik of record in Book 9622 Page 272-273 Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to INDUSTRIAL PARTNERS, a partnership comprised solely of William L. Dyle, James C. Gilliam and James L. Grissom by DOUGLAS HUTCHISON and wife, PATRICIA L. HUTCHISON of record in Instrument Number 20040923-0115041, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to real property taxes for 2008 and subsequent years.

This is improved property known as 1319 51st Avenue, North, Nashville, Tennessee 37209.

Witness our hands this the 17th day of July, 2012

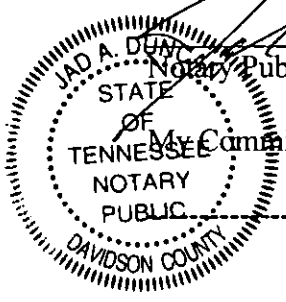
Sharon Gilliam

SHARON GILLIAM
Individually, and as personal Representative of the Estate of James Gilliam

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned Notary Public in and for said County and State, SHARON GILLIAM the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within Quitclaim Deed for the purpose therein contained.

WITNESS my hand and seal this the 17th day of July, 2012.



Notary Public

My Commission expires: 3/3/2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $87,500.00.

Sharon Gilliam
Affiant

Subscribed and sworn to before me on this 17th day of July, 2012.

Jad A. Duncan
Notary Public

My Commission expires: 3/3/14

JAD A. DUNCAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY