QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20120085397 DEEDQC
Recvd: 11/08/12 09:25 3 pgs
Fees:17.00 Taxes:0.00

20121108-0103105

Box 14 24107-1

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 6th day of November, 2012.

Notary Public

My commission expires: 2/24/13

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carter-Fisher Partners	**New Owner**	**09314004000**
625 8th Avenue South		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Darren Maxwell Caughorn a/k/a Darrien Maxwell Caughorn

HEREINAFTER CALLED THE GRANTOR, HAS QUITCLAIMED, AND BY THESE PRESENTS DOES HEREBY CONVEY UNTO

Carter-Fisher Partners, a Tennessee general partnership composed of Walter C. Carter, Jr., Christie L. Carter and Donald E. Fisher

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land lying in Nashville, Davidson County, Tennessee also being part of lots 6 and 7 on the Map of John M. Bass' First Addition to Nashville of record in Plat Book 21, page 114 at the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron rod on the westerly right-of-way line of Eighth Avenue South, 66 feet in width, at a corner common with the property conveyed to Nashville Urban Venture, LLC of record in Instrument Number 20110629-0049894;

Thence leaving the westerly right-of-way line of Eighth Avenue South with the northerly line of Nashville Urban Venture, LLC, North 83 degrees 40 minutes 13 seconds West, a distance of 160.49 feet to a nail set on the easterly right-of-way line of Alley Number 226, 15 feet in width;

Thence with the easterly right-of-way line of Alley Number 226, North 06 degrees 20 minutes 11 seconds East, a distance of 103.66 feet to an iron rod set at the southeast corner of the property conveyed to Stephen M. Maxwell of record in Book 6017, page 464, said Register's Office;

Thence leaving the easterly right-of-way line of Alley Number 226 with the southerly line of the property conveyed to Stephen M. Maxwell of record in Book 6017, page 464,said Register's Office, South 84 degrees 05 minutes 56 seconds East, a distance of 145.43 feet to an iron rod set on the westerly right-of-way line of Eighth Avenue South;

Thence with the westerly right-of-way line of Eighth Avenue South, South 01 degree 50 minutes 50 seconds East, a distance of 105.82 feet to the POINT OF BEGINNING; containing 15,943 square feet or 0.366 acres more or less. Being all of Tract 2 of record in Book 5136, page 564, said Register's Office.

Being part of the same property conveyed to Harry H. Maxwell and wife, Mai M. Maxwell by deed recorded in Book 4302, page 180, Register's Office for Davidson County, Tennessee, and further conveyed to Harry H. Maxwell, individually, by deed recorded in Book 4439, page 554, said Register's Office. Harry died leaving a Last Will and Testament which was admitted to probate in the Probate Court for Davidson County, TN under Case No. 62842. Pursuant to said Will, an interest in the property was devised to Stephen M. Maxwell as Trustee of the Marital Trust established under said Will for the benefit of Eva Marie Maxwell (also later known as Eva Marie Leveille), with a separate interest being devised to Steven M. Maxwell, Miriam Gay Magee, Mary Pamela Maxwell, Harry Herby Maxwell, Jr. and Stephen M. Maxwell as Trustee for the benefit of Darren Maxwell Caughorn. The said separate interest was further conveyed by Steven M. Maxwell, Miriam Gay Magee, Mary Pamela Maxwell, Harry Herby Maxwell, Jr. and Stephen M. Maxwell as Trustee for the benefit of Darren Maxwell Caughorn to Stephen M. Maxwell as Trustee of the Marital Trust by deed dated March 31, 1977 recorded in Book 5136, Page 564, said Register's Office.

As to the interest in the property vested in Stephen M. Maxwell as Trustee of the Marital Trust (whether by direct devise or subsequent conveyance), Eva Marie Maxwell Leveille had, pursuant to the terms of Harry Maxwell's Will, the power upon her death to distribute or devise the ownership of the assets which had been held in trust to those parties as she determined. The said Eva Marie Maxwell Leveille died May 30, 1990 leaving a Last Will and Testament which was admitted to probate in the Probate Court for Davidson County, Tennessee under Case No. 95534. Pursuant to said Will, the interest in the Property held in the Marital Trust at the time of Eva Leveille's death was specified to be devised or distributed to Steven M. Maxwell, Miriam Gay Magee, Mary Pamela Maxwell, Harry Herby Maxwell, Jr. and James Lee Caughorn, Sr. (who is the father of the previously named Darren Maxwell Caughorn, although this devise under Eva Leveille's Will is not made in trust for the benefit of Darren but rather outright to James). Subsequent to Eva Leveille's death, no change has been made in the titling of the property. Darren Maxwell Caughorn has executed and delivered this Quitclaim Deed to confirm that he claims no interest in the above described property, and further to transfer and convey any interest in the property which he holds, or may hold in the said property to the within named Grantee.

This is Improved (__X__) Unimproved (____) property, known as: **625 8th Avenue South, Nashville, TN 37203**

Witness my hand this 6th day of November, 2012.

Darren Maxwell Caughorn a/k/a Darrien Maxwell Caughorn

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Darren Maxwell Caughorn a/k/a Darrien Maxwell Caughorn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness ~~my hand~~ and official seal at Rutherford County, Tennessee, this 6th day of **November, 2012.**

Notary Public
My Commission Expires: 3/22/14

T. DAHLENBURG
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY