BILL GARRETT, Davidson County
Trans:T20120093107 DEEDQC
Recvd: 12/05/12 15:47 2 pgs
Fees:12.00 Taxes:0.00
20121205-0112162

THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
Suite 115, 5107 Maryland Way, TN 37027

New Owner:	Send Tax Bills To:	Map & Parcel Nos:
Edward Clive Anderson, Jr. 2010 8th Ave South Nashville TN 37204	SAME	10506007800

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, Clive Anderson Realty & Auction Co., Inc., the Grantor, has this day bargained and sold and does hereby transfer, convey and quitclaim unto Edward Clive Anderson, Jr., the Grantee, his heirs and assigns forever, all of its right, title and interest in and to certain real property situated in Davidson County, Tennessee, and described as follows:

Located and being in the City of Nashville, First Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

Tract No. I:
Being Lot No. 3 on the Map of J. A. McCampbell's Addition to South Nashville, as of record in Book 21, pages 104 and 144, of the Register's Office for said County.

Said Lot No. 3 fronts 50 feet 8 inches, more or less, on the westerly side of Eighth Avenue, South, as widened, and runs back between lines 143.2 feet, more or less, on the northerly line and 152.9 feet, more or less, on the southerly line, to an alley on which it measures 50 feet.

Tract No. II:
Being the southerly 25 feet of Lot No. 2 on the Map of A. J. McCampbell's Addition, as of record in Book 21, page 104, Register's Office for said County, described according to a survey prepared by Barge, Wagoner & Sumner, Engineers, dated October 16, 1969, as follows:

Said part of said lot fronts 25 feet on the westerly side of 8th Avenue, South, as now widened and located, and runs back between lines 138.3 feet on the north line and 143.2 feet on the south line to an alley in the rear on which it measures 24.6 feet.

Being the same property conveyed to Clive Anderson Realty & Auction Co., Inc. by deed from the Small Business Administration, an Agency of the United States pursuant to Title 15, United States Code,

Section 631, et seq. of record in Book 4766, page 988, Register's Office for Davidson County, Tennessee.

This is improved property known as 1305 8th Avenue South, Nashville, TN 37204.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by its duly authorized officer subscribing his signature this 4th day of December, 2012.

CLIVE ANDERSON REALTY & AUCTION CO., INC.

By: Clive Anderson Jr. Pres.
Clive Anderson, Jr.
President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clive Anderson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Clive Anderson Realty & Auction Co., Inc., the within named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Brentwood, TN, this 4th day of December, 2012.

My Commission Expires:
1/7/13

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value whichever is greater, for this transfer is $-0-.

Clive Anderson Jr.
AFFIANT

Subscribed and sworn to before me this 4th day of December, 2012.

My Commission Expires:
1/7/13

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC