BILL GARRETT, Davidson County
Trans:T20130024991 DEEDQC
Recvd: 03/27/13 15:34 2 pgs
Fees:12.00 Taxes:0.00
20130327-0030260

1C:37
0

This Instrument Prepared By:
TITLE ESCROW OF ROBERTSON COUNTY, INC.
215 Highway 76
White House, TN 37188
(615) 672-7925

ENTERED
John C. Isbell
Property Assessor
MAR 19 2013
126F-E-2.01,3.
Map__Gp__Ctl__Par__

ADDRESS NEW OWNER:
MJK Pertnership aka MJK Partnership
3420 Lebanon Pike
Hermitage, Tn. 37076

SEND TAX BILL:
To Owner

OWNER:
Same

MAP AND PARCEL:
MAP126F Group E Parcels 2.01 & 3.00-Sumn
Map & Parcel
08601006800-Davidson

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY PARTIES. NO TITLE SEARCH PERFORMED.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00), cash in hand paid by the hereinafter named Grantee, and other valuable considerations, the receipt of which is hereby acknowledged, We, EMW, Inc. hereby Quitclaim all our interest to MJK Pertnership aka MJK Partnership, their heirs and assigns, a certain tract or parcel of land in Davidson and Sumner County, State of Tennessee, described as follows, to wit:

TRACT ONE:
BEING Lot No. 1, on the Plan of Cooksey Subdivision, of record in Instrument 200807020068655, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

TRACT TWO:
Tract 1:
A parcel of land located in the 3rd Civil District of Sumner County, within the City Limits of Gallatin and more particularly described as follows:

BEGINNING at an iron pin in the line of Gallatin Oil Co., Inc. property and a corner to H.B. & M. Realty Co., said pin being North 68 deg. 45' 15" East 207.50 feet from a point in the east edge of a 5 feet sidewalk on the east side of South Water Street, which said point in North 21 deg. 35' 00" West 100.00 feet from the northeast right of way intersection of South Water Street and Schell Avenue; thence with said H.B. & M. Realty Co. property North 20 deg. 38' 50" W 86.50 feet to an iron pin, a corner to said H. B. & M. Realty Co. property and in the line of Walker and Woodward; thence, with said Walker and Woodward North 67 deg. 46' 49" East 88.53 feet to an iron pin, a corner to Russell Wix; thence, with said Wix property South 20 deg. 38' 50" East 88.0 feet to an iron pin in the line of said Wix, and a corner to Gallatin Oil Co, Inc.; thence, with said Gallatin Oil Property south 68 deg. 45' 15" West 88.5 feet to the point of beginning, containing 0.178 acres, more or less.

Tract 2:
Land in the 3rd Civil District of Sumner County, Tennessee, within the corporate limits of the City of Gallatin and more particularly described as follows, to-wit:

Said property is located on South Water Street and bounded as follows: on the North by Swaney (formerly George W. Boddie); on the east by John Christian (formerly George W. Boddie); on the west by South Water Street; on the south by Schell Avenue. According to a survey made by L. B. Petty on the 5th day of January, 1955, said land in described as follows:

BEGINNING at the northeast corner of the within described property at a corner post, running thence south 21 deg. 35' east 150.0 feet, more or less, to a stake in the north margin of Schell Avenue; thence south 78 deg. 20' west 298.0 feet, more or less, with the north margin of Schell Avenue; thence north 21 deg. 35' west 100.0 feet more or less; thence north 68 deg. 45' east 296.0 feet, more or less, to the point of beginning.

TRACT ONE:
Being the same property conveyed to EMW, Inc. by deed of record in Instrument 200805120048574, Register's Office, Davidson County, Tennessee.

TRACT TWO:
Being the same property conveyed to EMW, Inc. by deed of record in Record Book 2244, Page 808, Register's Office, Sumner County, Tennessee.

This is the same description as in previous deeds of record.

And now we, for the express purpose of carrying out the intent of this conveyance, as above set out, do

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 803677 Instrument #: 1044176
Rec'd: 10.00 Recorded
State: 0.00 3/19/2013 at 10:37 AM
Clerk: 0.00 in Record Book
Other: 2.00 3739 Pgs 387-388
Total: 12.00

hereby Quitclaim and convey all our interest unto the said MJK Pertnership aka MJK Partnership, their heirs and assigns, forever; and we, EMW, Inc. covenant with the said Grantees that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 8th day of March, 2013

EMW, Inc.

Madhat Asham a pris ent
By: Madhat Asham, President

Ehab Fahim, Vice President
By: Ehab Fahim, Vice-President

Secretary
By: Wael Fikry, Secretary/Treasurer

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Madhat Asham, Ehab Fahim and Wael Fikry as President, Vice-President and Secretary/Treasurer respectively of EMW, Inc. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purpose contained therein and who further acknowledged that they is the President, Vice-President and Secretary/Treasurer of the maker, or a constituent of the maker, and in authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker. Witness my hand and seal at Ridgetop, Tennessee this the 8th day of March, 2013.

Lou Anne Kennedy
NOTARY PUBLIC

LOU ANNE KENNEDY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY, TN

My Commission Expires: 10.2.13

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

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

Melonie Bridwell
AFFIANT

Subscribed and sworn to before me this 8th day of March, 2013.

Lou Anne Kennedy
NOTARY PUBLIC

LOU ANNE KENNEDY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY, TN

My Commission Expires: 10.2.13