BILL GARRETT, Davidson County
Trans:T20140045251 DEEDQC
Recvd: 06/25/14 15:36 3 pgs
Fees:17.00 Taxes:0.00
20140625-0055753

THIS INSTRUMENT PREPARED BY: **CATHERINE H. GWYN** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South, Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 20th day of June, 2014. Notary Public My commission expires: ~~MY COMMISSION EXPIRES:~~ October 21, 2014

S. BYRNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jack Clinton Wilder, et al P.O. Box 330819 Nashville, TN 37203	SAME	092-12-0-351.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **WILDER PROPERTIES, LTD., L.P., a Tennessee limited partnership, successor by conversion to WILDER PROPERTIES, G.P., a Tennessee general partnership** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **JACK CLINTON WILDER, DIANE WILDER CORNWELL AND MARSHA WILDER**

BALDWIN, as tenants in common, all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

TRACT 1:
Land in the Davidson County, Tennessee, being the northerly part of Lot No. 57 on the Plan of Hynes Addition to Nashville, as of record in Minute Book "B", page 85, in Plan Book 1, page 21, Chancery Court at Nashville, described according to a survey made by Erle Drake, County Surveyor, July 12, 1934, as follows:

Beginning on the easterly margin of 15th Avenue North, formerly Carroll Street, at a point 142 feet south of the southerly margin of Hynes Street, being the corner of Lots Nos. 55 and 57; thence with the line between said two lots, eastwardly 188 feet to the westerly margin of an alley; thence with said alley, southwardly 33 feet to the northeast corner of a part of said lot owned by Agnes D. Bevington; thence with her northerly line, westwardly 183.5 feet to the easterly margin of 15th Avenue North; thence with same, northwardly 34 feet to the beginning.

Being part of the same property conveyed to Wilder Properties, G.P., a Tennessee general partnership by deed dated December 23, 1999, from Wilder Properties, LTD, a Tennessee limited partnership of record in Instrument No. 19991228-0307540, Register's Office for Davidson County, Tennessee.

TRACT II:
Land in Davidson County, Tennessee, being the northerly 15.5 feet of the southerly 31 feet of Lot No. 57 on the Plan of Hynes' Addition of Nashville, as of record in Minute Book "B", page 85, and Plan Book 1, page 21, Chancery Court at Nashville, Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of 15th Avenue North, formerly Carroll Street, at a point that is 15.5 feet northerly from the common corner of Lot Nos. 57 and 58; thence, with a severance line running parallel to the line between said lots, eastwardly to the westerly margin of an alley; thence with said alley northwardly 15.5 feet, more or less, to the southeast corner of the property conveyed to Lizzie C. Story by deed from Richard B. Thompson and wife, of record in Book 546, page 281, Register's office for said County, and conveyed to the Grantee by deed from Wilder Properties, Ltd., dated December 23, 1999, of record in Instrument No. 19991228-0307540, said Register's Office; thence with the Grantee's existing southerly line westwardly 183.5 feet to the easterly margin of 15th Avenue North; thence with said Avenue southwardly 15.5 feet to the beginning.

Being the same property conveyed to Wilder Properties, G.P., a Tennessee general partnership comprised of W. C. "Josh" Wilder and Millie Wilder, as

WITNESS its hand this 21 day of May, 2014.

WILDER PROPERTIES, LTD., L.P., a Tennessee limited partnership

By: _____
Jack Clinton Wilder, Managing General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared **JACK CLINTON WILDER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing General Partner of **WILDER PROPERTIES, LTD., L.P.**, the within named bargainor, a Tennessee limited partnership, and that he as such Managing General Partner executed the foregoing instrument for the purpose therein contained by signing the name of the limited partnership by himself as such Managing General Partner.

Witness my hand and official seal this 21 day of May, 2014.

_____
Notary Public

My Commission Expires: 1/29/18

JACOB KASSINGER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-29-2018

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