This Instrument Prepared By:
Steven K. Wood, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20140065325 DEEDQC
Recvd: 09/03/14 12:05 3 pgs
Fees:17.00 Taxes:0.00
20140903-0080374

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
James A. Stein, Jr. 3304 Charlotte Avenue Nashville, TN 37209	Same
Map & Parcel No.: 092-09 361.00	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, B&S ENTERPRISES, INC., a Tennessee corporation ("Grantor") does hereby quitclaim and convey unto JAMES A. STEIN, JR. ("Grantee"), its successors and assigns, all of the right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved property known as 3304 Charlotte Avenue, Nashville, Tennessee 37209.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20th day of August, 2014.

B&S ENTERPRISES, INC.,
a Tennessee corporation

By: _____

Title: President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Russell Thomas, a Notary Public in and for said County and State, James Stein, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of B&S ENTERPRISES, INC., a Tennessee corporation, the grantor of the foregoing instrument, and is authorized by such grantor to execute this instrument on behalf of such grantor.

WITNESS my hand, at office, this 20th day of August, 2014.

RUSSELL THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires July 3, 2017

NOTARY PUBLIC

My Commission Expires:
7/3/2017

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 August, 2014.

NOTARY PUBLIC

My Commission Expires:
7/3/2017

RUSSELL THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires July 3, 2017

Exhibit A

Being Lot No. 29, in the plan of Part of Wilcox 25 AC Tract as of record in Book 161, Page 159, in the Register's Office for Davidson County, Tennessee, fronting 50 feet on the northerly side of Charlotte Avenue and extending back between parallel lines 138 feet on the easterly line and 139 feet on the westerly line to an alley.

Being the same property conveyed to B&S Enterprises, Inc. by Special Warranty Deed from Tennessee Bar Association, Inc., recorded at Instrument No. 200001140005236, in the Register's Office for Davidson County, Tennessee.