THIS INSTRUMENT PREPARED BY:

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Nashville, TN 37201-1638

Davidson County DEEDQC
Recvd: 08/24/15 11:19 5 pgs
Fees:27.00 Taxes:0.00
20150824-0085130

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. G. LIPSCOMB REALTY, LLC 621 Murfreesboro Road Nashville, TN 37210	Same	Tract I: 10606004800 Tract II: 09306408400

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration for this transfer is $NONE

Affiant

SUBSCRIBED AND SWORN to before me this 21st day of Aug., 2015.

Notary Public

My Commission Expires: 10-21-2018

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, H. G. LIPSCOMB & COMPANY, a Tennessee corporation, by these presents does hereby quitclaim and convey unto H. G. LIPSCOMB REALTY, LLC, a Tennessee limited liability company, its successors and assigns, all of its right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee and more fully described on Exhibit A attached hereto and incorporated herein by reference.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Tract I of said Property is known as 621 Murfreesboro Road, Nashville, Tennessee 37210 and Tract II of said Property is known as 151 First Avenue South, Nashville, Tennessee 37201.

WITNESS its hand this 21st day of August, 2015, the corporate party having executed this instrument by its duly authorized representative.

H. G. LIPSCOMB & COMPANY

By: _____
Henry Z. Lipscomb, IV, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JOHN L. VAN CLEAVE, of the State and County aforesaid, personally appeared Henry Z. Lipscomb, IV, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of H. G. LIPSCOMB & COMPANY, the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

WITNESS my hand and seal, in Nashville, Tennessee, this 20TH day of August, 2015.

_____
NOTARY PUBLIC

JOHN L. VAN CLEAVE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

My Commission Expires:

9-11-17

EXHIBIT "A"

Legal Description

TRACT I – 621 Murfreesboro Road Map & Parcel No. 10606004800

Being parts of Lot Nos. 1 and 2 on the Map of A. H. Ford's Plan, as of record in Book 21, Page 51, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made by Z. J. Wilkinson, Surveyor, April 21, 1950, as follows:

Beginning at a point in the easterly margin of Foster Avenue, 208.10 feet south of the southeast corner of said Avenue and Murfreesboro Pike; thence, south 72 degrees east, 252.60 feet to an iron pin; thence, north 63 degrees east, 70.70 feet to an iron pin; thence, north 18 degrees east, 150.00 feet to a point in the south margin of Murfreesboro Pike; thence along the said Pike, south 72 degrees east, 150.00 feet to a point, which is 267.00 feet west of the intersection of Murfreesboro Pike and the Tennessee and Pacific Railroad right-of-way; thence, south 18 degrees west, 268.20 feet to a point in the northwest margin of said abandoned right-of-way; thence with the said right-of-way, south 62 degrees 53 minutes west, 476.60 feet to a hub and an iron pin at the intersection of said right-of-way and the easterly margin of Foster Avenue; thence, along the margin of said Avenue, north 02 degrees east, 422.10 feet to the point of beginning, containing 3.075 acres, more or less.

Being the same property conveyed to H. G. Lipscomb & Company by deed from Clark B. Rollins, Jr., David L. Rollins, and Mary Ann DeVor of record in Book 5935, Page 526, Register's Office for Davidson County, Tennessee.

TRACT II – 151 First Avenue South Map & Parcel No. 09306408400

PARCEL 1

A certain tract or parcel of land in Davidson County, Tennessee as follows: Being part of Lot #6 in the Plan of the "Upper Ferry" property in the City of Nashville, see Plan Book R, pages 420-421, Register's Office of Davidson County, Tennessee and described as follows: Beginning at the southwest corner of Wharf or (Sparkman St.) and Front Streets, and running thence southwardly along the western margin of said Front Street One Hundred Seventy-Nine and Five Tenths (178.5) feet, more or less, to a point Eighty and

Nine Tenths (80.9) feet distant (northerly) from the center line of the Nashville Terminal Company's line as the same formerly existed on the 19th day of November, 1904, said point being the northeast corner of triangular shaped piece of land conveyed by H. G. Lipscomb & Co. to W.T. Hardison, dated on or about the ____ day of May, 1906. Thence in a westerly direction about Ninety-Five (95) feet more or less, to a point, the same being the southwest corner of an irregular piece of land, conveyed by W.T. Hardison to H. G. Lipscomb & Co., by deed dated the ____ day of May, 1906, and recorded in Book 342, Page 191, R.O.D.C. Tennessee, to which reference is here made.

Thence in a northwesterly direction Thirty-Nine (39) feet more or less to a point on the eastern margin of Basin Alley. Thence along the eastern line of Basin Alley to the southern margin of Sparkman Street, thence easterly along the southern margin of Sparkman Street One Hundred One (101) feet, more or less, to the point of beginning.

Being the same property conveyed to H. G. Lipscomb & Company, a Tennessee corporation, by deed of record in Book 871, page 269, Register's Office for Davidson County, Tennessee.

PARCEL 2

Being the northeasterly one-half of that portion of Alley No. 12, also known as Basin Alley, adjoining the southwesterly property line of Parcel 1 hereinabove described, which alley was closed, vacated and abandoned by Metro Council Bill No. 085-726.

True Copy Certification

I, Kay B. Housch, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Marjorie A. Haines, a notary public for this county and state, [KAY B HOUSCH] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-21-2018
Notary' Seal (if on paper)

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018