OWNER/RESPONSIBLE TAX PAYER:
Lucy J. Hand
310 Radford Place
Knoxville, TN 37917

THIS INSTRUMENT PREPARED BY:
K. Ray Pinkstaff, Attorney
8858 Cedar Springs Lane
PO Box 31408
Knoxville TN 37930

BILL GARRETT, Davidson County
Trans:T20150082977 DEEDQC
Recvd: 09/30/15 08:35 3 pgs
Fees:17.00 Taxes:0.00
20150930-0099039

QUITCLAIM DEED

THIS INDENTURE, made this 3rd day of January, 2015, between

Hand Partnership, L.P.

a limited partnership organized and existing under the laws of the State of Tennessee, located in Knox County, Tennessee, of the first part, and

Lucy J. Hand

of Knox County, in the State of Tennessee, of the second part.

WITNESSETH:

That the said First Party, for and in consideration of One Dollar ($1.00) and other good and valuable consideration to it in hand paid by the said Second Party, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and quit claimed and does hereby bargain, sell, remise, release and quit claim unto said Second Party the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.

This is improved property known as 305 Broadway and 105 Third Avenue South, Nashville, Tennessee.

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

Above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance. Preparer makes no representation as to the accuracy of description without being provided a current survey.

BEING the same property conveyed to Hand Partnership, L.P. by deed dated March 17, 2003, from James Ron Mills, Trustee of the Raymond Zimmerman Charitable Lead Trust dated June 10, 1987, and recorded as Instrument No. 20030414-0049510 in the Register's Office of Davidson County, Tennessee.

and all the estate, right, title and interest of the First Party therein, with the hereditaments and appurtenances thereto appertaining.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, masculine or feminine gender, as the case may demand.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION WHATSOEVER AS TO THE STATUS OF TITLE. THIS DEED WAS PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATIONS WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the said First Party has hereunto set its hand the day and year first above written.

HAND PARTNERSHIP, L.P.

By: Mike D. Craig, Trustee

Mike Craig, Trustee of the Lucy Jo McCutcheon Hand Management Trust, its General Partner

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Mike Craig**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged himself to be the Trustee of the Lucy Jo McCutcheon Hand Management Trust, the General Partner of Hand Partnership, L.P., the within named bargainor, a corporation, and that he as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the General Partnership by himself as Mike Craig.

Witness my hand and seal at this office this 3rd day of January, 2015.

Chrissey L. Stephens

Notary Public

My Commission Expires: 11/02/16

CHRISSEY L. STEPHENS STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

I hereby swear or affirm that the true value of this transfer is $-0-.

Mike D. Craig

Affiant

Sworn to and subscribed before me this 3rd day of January, 2015.

Chrissey L. Stephens

Notary Public

My Commission Expires: 11/02/16

CHRISSEY L. STEPHENS STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

EXHIBIT "A"

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at a nail set in the Southerly right-of-way line of Broadway 41.00 feet West of the Westerly right-of-way line of 3rd Avenue South, at a corner common with the property of James A. Crossman of Record in Deed Book 11527, Page 855 in the Register's Office for Davidson County Tennessee;

Thence leaving the Southerly right-of-way line of Broadway with a building seam and the property of said James A. Crossman for the following two calls:

South 27 deg. 19 min. 40 sec. East 52.02 feet to a point;

North 62 deg. 13 min. 19 sec. East, 41.00 feet to a nail set in the Westerly right-of-way line of 3rd Avenue South, 49.5 feet in width;

Thence with the westerly right-of-way line of said 3rd Avenue South, South 27 deg. 19 min. 40 sec. East, 53.82 feet to a corner common with the property of Service Realty Co., Inc. of Record in Deed Book 3909, Page 944 in the Register's Office for Davidson County, Tennessee;

Thence leaving the Westerly right-of-way line of 3rd Avenue South with the Northerly property line of said Service Realty Co., Inc. South 62 deg. 29 min. 15 sec. West, 81.17 feet to a corner common with Service Realty Co., Inc.;

Thence with the easterly property line of Service Realty Co., Inc. North 27 deg. 19 min. 40 sec. West, 105.47 feet to a corner common with Service Realty Co., Inc. in the Southerly right-of-way line of Broadway;

Thence with the Southerly right-of-way line of Broadway, North 62 deg. 13 min. 19 sec. East, 40.17 feet to the point of beginning, containing 6,443 square feet or 0.148 acres more or less, as shown by survey made by Cherry Land Surveying, R. Scott Cherry, Registered Land Surveyor, Tennessee License No. 1512, 622 West Iris, Nashville, Tennessee 37204, dated March 11, 2003, last revised March 14, 2003, bearing Job No. 02350 BB.

The above described property also includes all improvements located thereon, and Grantor expressly quitclaims and conveys to Grantee any portion of said improvements located or encroaching onto adjoining parcels.