Prepared by:

Larry L. Roberts, Attorney
627 Second Avenue South
Nashville, TN 37210

Prepared from information received from Grantee
No title search requested or performed

BILL GARRETT, Davidson County
Trans:T20160022003 DEEDQC
Recvd: 03/17/16 14:19 3 pgs
Fees:17.00 Taxes:0.00
20160317-0025479

QUITCLAIM DEED

Address of the New Owner	**Send Tax Bills To:**	**Map/Parcel**
John S. Roberts, Trustee	**Same**	**93-11**
627 Second Avenue South		**160-161**
Nashville, TN 37210		

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, the undersigned, **Larry L. Roberts,** a single man, do hereby convey and quitclaim unto **John S. Roberts**, Trustee, with full power and authority to convey, all my right, title and interest in the following-described tracts and parcels of real property:

Land in Davidson County, being more particularly described as follows:
Beginning at a point on the west side of Market Street (now Second Avenue South), 8.5 feet north of Elm Street; thence westwardly and parallel with north margin of said Elm Street, 135 feet to the east margin of an alley; thence northwardly with margin of said alley, 50 feet to a point; thence eastwardly 135 feet to a point in the west margin of Market Street (now Second Avenue, So.); thence 50 feet with said west margin to the point of beginning.
Being the same property conveyed to Larry L. Roberts, Trustee, by deed from Rutledge Hill Properties, a partnership composed of Don C. Birdwell, Jr., and Frank D. Oster, of record in Book 6089, page 498, Register's Office for Davidson County, Tennessee.

TRACT NO. 1:
Land in Davidson County, Tennessee, being part of Lot No. 3 in Campbell's Addition to South Nashville, a plan of which is of record in Book U, page 682, Register's Office for said County.
Beginning at a point in the west margin of 2nd Avenue, South, formerly Market Street, as widened; at the southeast corner of part of Lot No. 3 conveyed to Laura Compton, by deed from American national Bank of Nashville, as of record in Book 1323, page 166, Register's Office; thence westerly along Compton's southerly line, 132.5 feet to the

easterly margin of an alley; thence southerly with said alley, 35 feet; thence in an easterly direction 132.5 feet to the westerly margin of 2nd Avenue South, as widened; thence with said Avenue, northerly 35 feet to the point of beginning.
Being the same property conveyed to Larry L. Roberts, Trustee, by deed from Dotty B. Shaw of record in book 6089, page 501-502, Register's Office of Davidson County, Tennessee.

TRACT NO. II:
Land in Davidson County, Tennessee, being part of Lot No. 3 on the Map of William Campbell's Plan of South Nashville, of record in Book U, pages 682 and 683, Register's Office for said County and described as follows:
Beginning at a point in the west margin of Second Avenue, South at the northeast corner of the property conveyed to Thomas W. Wilson and wife, by deed of record in Book 1278, page 8, said Register's Office; thence along Wilson's north line westerly 143.5 feet, more or less, to the east margin of an alley; thence with the margin of same northerly 45 feet, more or less, to the southwest corner of the property of Laura Robinson; thence along Robinson's south line, easterly 143.5 feet, more or less, to the west margin of Second Avenue, south; thence with the margin of the same southerly 45 feet to the point of beginning.
Being the same property conveyed to Larry L. Roberts, Trustee, by deed from Dotty B. Shaw of record in book 6089, page 501-502, Register's Office of Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY known as 627 Second Avenue South, 625 Second Avenue South, and 623 Second Avenue South, Nashville, TN 37210.

This conveyance is made subject to all encumbrances and restrictions.

IN WITNESS WHEREOF, the undersigned Larry L. Roberts has hereunto set his hand on this the 16th day of March, 2016.

LARRY L. ROBERTS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in the County and State aforesaid, Larry L. Roberts, known personally to me, and who, upon his oath, acknowledged that he has executed the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this 16th day of March, 2016.

NOTARY PUBLIC

LISA PARNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/3/2020

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $00.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 16th day of March, 2016.

NOTARY PUBLIC

LISA PARNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expire: 3/3/2020