BILL GARRETT, Davidson County
Trans:T20160103895 DEEDQC
Recvd: 11/23/16 14:21 3 pgs
Fees:17.00 Taxes:0.00
20161123-0123960

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
710 SunTrust Plaza
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map/Parcel Number:
The CFM Investment Trust Attn.: John M. McDonald, Trustee 401 Commerce Street, Suite 710 Nashville, TN 37219	The CFM Investment Trust Attn.: John M. McDonald, Trustee P.O. Box 120026 Nashville, TN 37212	MAP: 93-10 PAR(S): 215, 225

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **S.C. McDonald, Jr.**, as Grantor, by these presents does hereby quitclaim and convey unto **John M. McDonald**, as trustee of **The CFM Investment Trust, Dtd. November 23, 2016**, as Grantee, all of his right, title and interest in and to a certain tracts or parcels of land in Davidson County, Tennessee, described more particularly on the Exhibit A attached hereto, and being improved properties known as 600 6th Avenue South, Nashville, TN 37210 and 520 Lea Avenue, Nashville, TN 37210.

This conveyance is made subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

IN WITNESS WHEREOF I have hereunto set my hand and seal on this 23 day of November, 2016.

S.C. McDonald Jr.
S.C. McDonald, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Delores Smith, a Notary Public in and for said County, **S.C. McDonald, Jr.**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of November, 2016.

Delores Smith
Notary Public

DELORES SMITH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 4/2/19

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

S.C. McDonald Jr.
S.C. McDonald, Jr.

Subscribed and sworn to before me, this 23 day of November, 2016.

Delores Smith
Notary Public

My Commission Expires: 4/2/19

DELORES SMITH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT A

TRACT ONE:

Commencing at a point which is the southeasterly corner of South High Street and Lee Avenue, and running thence eastwardly along the southerly margin of Lee Avenue, one hundred and six (106) feet, more or less, to a point, which is the intersection of said Lee Avenue margin with a line ten (10) feet distant from, west of and parallel with, the western fence of my frame cottage yard, thence southward, ten (10) feet along said last mentioned line, ten (10) feet away from my fence, to a point which is ten (10) feet westward from said fence and ten (10) feet southward from said margin of Lee Avenue, thence westward eighty-four (84) feet, more or less, to a point in the eastern boundary line of South High Street, exactly sixty seven (67) feet from the southeastern corner of Lee Avenue and High Street, thence northward along the eastern margin of South High Street sixty seven (67) feet to the Intersection of this South High Street margin with the southerly margin of Lee Avenue, the beginning point; the above described plat of ground is composed of a portion of that purchased by me from George W. Hale as recorded in Book 230, page 208, of the Register's Office of Davidson County, Tennessee, and of a portion of that bought by me of Thomas S. Weaver Clerk and Master, and recorded in Book 232, page 417, of said Register's Office.

TRACT TWO:

Beginning at a point on the Northeasterly side of margin of South High St. now 6th Avenue, which point is 67 feet Southward from the southeast corner of S. High and Lee Avenue and this point is the Southerly corner of the property conveyed by me to the said Mrs. Fannie Newworth by deed recorded in Book 305, page 204, Register's Office of Davidson County, Tennessee, running thence Southeastward with the eastward line or margin of South High St. (80.0) eighty feet, more or less to the northerly boundary line of Lot No. One in A.V.S. Lindsley Subdivision of Lot No. 130 Ewing and Wetmore plan, thence eastward along this boundary line of said lot (105) one hundred and five feet more or less to an alley; thence Northward along the margin of this alley (68) sixty eight feet more or less to the southerly margin of Lee Ave.; thence westward along this margin of Leo Avenue (45 ½) feet more or less to the Northeastward corner of the above mentioned Fannie Newworth lot; thence Southward ten feet along her said lot; thence Southward along the boundary line of her said lot (84.3) eighty four and three tenths feet more or less to the beginning.

TRACT THREE:

Land in Davidson County, Tennessee being part of Lots Nos. 12 and 13 on the Plan of the Barrow Grove Property, in South Nashville described as follows: Beginning at the Northeast corner of 6th Avenue, South, formerly High Street, and Lee Avenue, formerly South Union Street, being the Southwest corner of said Lot No. 13, thence with the Northerly margin of Lee Avenue Easterly 129 feet to the Southwest Corner of a part of said lots formerly owned by S.M. Kingston; thence Northerly with the West line of said Kinston Lot to the South line of said Lot No. 12 formerly owned by Frances Towes; thence with the South line of said Towes Lot Westerly 180 feet more or less, to the Easterly margin of 6th Avenue, South; thence with the Easterly margin of said Avenue Southerly 49 feet more or less to the beginning.

ABOVE TRACTS ONE-THREE BEING the same property conveyed to S.C. McDonald, Jr., by Quitclaim Deed from Marlane Lilienthal, dated the 7th day of October, 2003, and of record in Instrument No. 20040909-0109259, Register's Office for Davidson County, Tennessee.