This Instrument Prepared By:

Darlene Taylor Marsh
Darlene Marsh, LLC
P. O. Box 59332
Nashville, TN 37205

Address New Owner/
Send Tax Bills to:

James Curtis Cole
100 Lauderdale Road
Nashville, TN 37205

Map: 93-10
Parcels: 38 and 44

Bill Garrett Davidson County
DEEDQC
Batch# 106621 3 pgs
06/19/2018 03:52:14 PM
Fees: $17.00 Taxes: $0.00
20180619-0059132

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Byrd Cain, Trustee under Trust Agreement dated January 28, 1976**, (hereinafter the "**GRANTOR**"), does hereby quitclaim and convey unto **James Curtis Cole** (hereinafter the "**GRANTEE**"), its his heirs and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Nashville, Davidson County, Tennessee, described on **Exhibit A**, attached hereto and incorporated herein by reference.

This is improved property known as 811 Lea Avenue and 812 Palmer Place, Nashville, TN.

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

IN WITNESS WHEREOF, the GRANTOR has caused this Quitclaim Deed to be executed as of this 19th day of June, 2018.

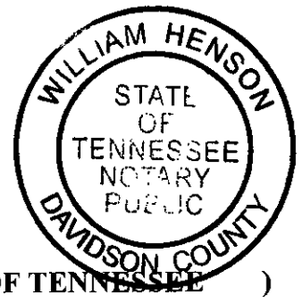
BYRD D. CAIN, JR., TRUSTEE

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, William Henson, a Notary Public of this county and state, Byrd D. Cain, Jr., Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 19th day of June, 2018.

[SEAL]



NOTARY PUBLIC

My Commission Expires: 7-6-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me this

19th day of June, 2018.

Notary Public

My Commission Expires: 7-6-2020



EXHIBIT A

Tract 1:

Land in Davidson County, Tennessee, being part of Block "B" on the map of Palmer Place of record in Book 57, page 117, Register's Office for said County, and described as follows:

Beginning at a point in the south margin of Lea Avenue, 356 feet west of the westerly margin of Spruce Street or 8th Avenue South, as located on said plan; running thence southerly, parallel to Spruce Street, 80 feet to an alley; thence eastwardly with said alley, parallel to Lea Avenue, 40 feet; thence northwardly parallel to Spruce Street 80 feet to Lea Avenue; thence westwardly with the same, 40 feet to the point of beginning.

TOGETHER with the right to use and occupy that portion of Alley No. 125 1/2 included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Bill No. 081-746, filed in the County Court Clerk's Office for said County.

Tract 2:

Land in Davidson County, Tennessee, being part of Lot "C" on the map of Palmer Place, as of record in Book 57, page 117, Register's Office for said County, described as follows:

Beginning on the northerly margin of Palmer Place at the southwest corner of part of Lot "C" conveyed to Mrs. Freda Silver by deed from Alex Silver, Trustee of record in Book 874, page 763, said Register's Office, said point being 308.2 feet west of the westerly margin of 8th Avenue South, as widened; thence with said Silver's westerly line, northwardly 80 feet to the southerly margin of an alley; thence with the said alley, westwardly 40 feet to the northeast corner of the property conveyed to Annie E. McFadden by deed from Chloe E. Bearhs, et ux, of record in Book 1104, page 363, said Register's Office, thence with said McFadden easterly line, southwardly 80 feet to the northerly margin of Palmer Place; thence with same, eastwardly 40 feet to the beginning.

TOGETHER with the right to use and occupy that portion of Alley No. 125 1/2 included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Bill No. 081-746, filed in the County Court Clerk's Office for said County.

Being the same property conveyed to Byrd D. Cain, Jr., Trustee, by deed from George H. Cole and Margaet C. Cole, of record in Book 5000, page 87, said Register's Office.