New Owner:
Robert O. Frensley
5500 Charlotte Avenue
Nashville, Tennessee

Send tax bills:
Same

91-14-177-105

QUITCLAIM DEED

BOOK 4718 PAGE 356

THIS DEED, made as of the 8th day of June, 1973, between FORD LEASING DEVELOPMENT COMPANY, a Delaware corporation with offices at The American Road (no street number), Dearborn, Michigan 48121 (herein called Grantor), and ROBERT O. FRENSLEY, located at 5500 Charlotte Pike, Nashville, Tennessee (herein called Grantee);

W I T N E S S E T H:

That for One Dollar ($1.00) and other valuable consideration, the receipt of which hereby is acknowledged, Grantor does hereby grant, bargain, sell, convey and quitclaim to Grantee, their heirs and assigns, all of Grantor's right, title and interest in and to the land described in Exhibit 1, annexed hereto and made a part hereof;

BEING the property conveyed to Grantor by deeds of record in Book 4082, page 705; in Book 4082, page 706; in Book 4082, page 707; in Book 4082, page 708; in Book 4082, page 709; in Book 4082, page 711; in Book 4082, page 712; in Book 4082, page 776; in Book 4083, page 59; and in Book 4669, page 757, Register's Office for the Davidson County, Tennessee;

TOGETHER with the appurtenances thereto, including without limitation, the buildings situated thereon and all of Grantor's right, title and interest, if any, in and to all public or private streets, roads, avenues, alleys or passageways in front of or abutting the land (herein collectively called the Premises).

SUBJECT TO:

1. The lien of ad valorem real property taxes not due and delinquent.

2. Visible easements and the state of facts an accurate and up-to-date survey and personal inspection would show.

3. Building and use restrictions, conditions, covenants, reservations, exceptions, leases, easements, and rights and

This Instrument Prepared By:
Jerry L. Langley
The American Road
Dearborn, Michigan 48121

agreements (whether or not similar to the foregoing) of record.

4. Restrictions recorded September 14, 1955, in Book 2449, page 555, said Register's Office.

5. Easement for sanitary sewer to the City of Nashville of record in Book 2443, page 207, said Register's Office.

6. Easement for sanitary sewer to the City of Nashville of record in Book 2443, page 309, said Register's Office.

7. Easement for the flow of Richland Creek along the easterly line of the land in question.

8. A 32-foot setback line from Charlotte Pike, at 15-foot setback line from a Service Road, along the northerly boundary and a utility easement located on abandoned Pegram Street and Hemstead Street.

9. Lack of access to and from subject property along the southerly line of the northwest portion of Lot 1, said property being conveyed to the State of Tennessee by Deed of record in Book 3807, page 654, said Register's Office.

10. Easement for sanitary sewer conveyed to the City of Nashville, by Victor T. Forte and wife, as of record in Book 2443, page 285, Register's Office.

11. Grantor's right of first refusal to purchase the Premises for a period of 20 years after the date hereof, pursuant to the terms and conditions of Section 13 of the Purchase Agreement dated as of March 9, 1973 between Grantor and Grantee. A copy of Section 13 may be obtained from Grantor at the address stated above.

12. Grantor's option to purchase the Premises at any time prior to the end of the 36th full month following the date hereof pursuant to the terms and conditions of Section 14 of the Purchase Agreement dated as of March 9, 1973 between Grantor and

Grantee. A copy of Section 13 may be obtained from Grantor at the address stated above.

IN WITNESS WHEREOF, Grantor has caused its duly authorized officer to execute this instrument on this 8th day of June, 1973.

FORD LEASING DEVELOPMENT COMPANY

By _____
D. R. JOLLIFFE ASSISTANT SECRETARY

STATE OF MICHIGAN )
) SS.
COUNTY OF WAYNE )

On this 8th day of June, 1973, before me appeared D. R. Jolliffe, to me personally known, who, being by me duly sworn, did say that he is an Assistant Secretary of FORD LEASING DEVELOPMENT COMPANY, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said D. R. Jolliffe acknowledged said instrument to be the free act and deed of said Corporation.

_____
RUTH HUGHES
Notary Public, Oakland County, Mich.
Acting in Wayne County, Michigan
My Commission Expires Sept. 2, 1973

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1,035,617.00.

_____
Affiant.

Subscribed and sworn to before me, this the 13th day of June, 1973.

_____
Notary Public

Com. expires: 4/25/76

BOOK 4718 PAGE 859

EXHIBIT I

Description of the Land

This parcel of land situated in Davidson County, Tennessee, being Parcel No. 1 on the Plan of Ford Leasing Development Company Subdivision of record in Book 3842, page 119, Register's Office for said County, described as follows:

Beginning at a monument on the north margin of U. S. Highway 70N (Charlotte Pike) the southeast corner of Margaret E. Collins property; thence N. 20° 15' West 425.52 feet to a monument at the corner of the Joe Barnes and Guy McFarland property; thence S 68° 47' West 121.95 feet to a monument; thence N.16° 05' West 2.00 feet to a monument at the southerly margin of Service Road; thence with the southerly margin of Service Road N 46° 02' East 152.57 feet; thence N. 66° 39' East 29.94 feet; thence N 33° 57' East 47.98 feet; thence N 46° 46' East 49.03 feet; thence N 69° 07' East 209.39 feet; thence N 67° 54' East 49.54 feet; thence N 69° 51' East 178.43 feet; thence N 67° 22' East 67.80 feet to a point in the east margin of Richland Creek; thence S 24° 22' West 93.03 feet to a point; thence S 11° 17' West 48.15 feet to a point; thence S 00° 28' East 462.04 feet to the northerly margin of U.S. Highway 70N (Charlotte Pike); thence with the margin of U.S. Highway 70N (Charlotte Pike) S 69° 45' West 390.00 feet to the point of beginning.

C 1 1 1 3 9

IDENTIF. REFERENCE

JUN 14 9 43 AM '73

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

| | | | |
|---|---|---|---|
| JUN 14 | CONV | 1,035*617.00 | |
| JUN 14 | S'TAX | A*2,692.56 | |
| JUN 14 | PR'FEE | A* .50 | |
| JUN 14 | W'DEED | A* 8.00 | * 2,701.06 |