This instrument was prepared by the Legal Division of the Tennessee Department of Transportation, Nashville, Tennessee

BOOK 4891 PAGE 975

Disposal of State-Owned Real Property
Project No. I-40-4(4) 209
Davidson County
Tract Nos. 13, 14, 15, and 16
Fred Horrell and Steve Horrell
d/b/a F & S Investment Company

Bruce + Jay Bills
F + S Investment Co.
3030 Sidco Drive
Mail to

Map 106
Par. # 0

m.o.

QUITCLAIM DEED

WHEREAS, the State of Tennessee has acquired certain land for the use and benefit of the Department of Highways (now Department of Transportation) by virtue of Deeds of Record in Book No. 3027, Page 273, Book No. 2999, Page 373, Book No. 2999, Page 375, and Book No. 2998, Page 421, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the State of Tennessee no longer requires the following described land for use in the construction of or as right of way for Project No. I-40-4(4) 209, Davidson County, Tennessee;

FEB 26 '75 MISC A* 4.00 * 4.00

NOW, THEREFORE, I, Gerald Adams, Commissioner of Finance and Administration of the State of Tennessee, acting for and on behalf of the State of Tennessee and of the Department of Transportation, under the authority vested in me by Tennessee Code Annotated, Section 12-212, for and in consideration of Six Thousand ($6,000.00) Dollars cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby sell, transfer and convey unto Fred Horrell and Steve Horrell d/b/a F & S Investment Company, their heirs, successors and assigns, all title, claim and interest of the State of Tennessee in and to the following described land located in Davidson County, Tennessee:

Beginning at an iron pin in the North margin of Cornelia Circle (a 20' alley or street) 309 feet, more or less, easterly from the center line of Spence Lane; thence North 15° East, 35 feet to an iron pin; thence North 84°45' East 146.6 feet to an iron pin; thence continuing on in this same direction 171.7 feet for a total distance of 318.3 feet to a highway monument; thence South 13° 20' West 92.3 feet to an iron pin; thence North 85° 00' West, 165 feet to an iron pin in the northeasterly corner of Cornelia Circle; thence continuing on in the same direction along the northerly margin of Cornelia Circle 142.1 feet for a total distance of 307.1 feet to the point of beginning and containing 0.44 acres, more or less, or 19,166 square feet.

This conveyance is subject to all existing easements of whatever nature including but not limited to any sanitary or storm sewer easements which now exist within the hereinbefore described boundaries.

Further this conveyance is subject to the following conditions:

No junkyards, as defined in 23 U.S.C., Section 136, shall be hereafter established or maintained on land released as excess to highway needs. No signs, billboards, outdoor advertising structures or advertisement of any kind, as provided for in 23 U.S.C., Section 131, shall be hereafter erected, displayed, placed,

or maintained upon or within the land released, except that signs may be erected and maintained to advertise the sale, hire or lease of the property, or the principal activities conducted on the land upon which the signs are located.

The grantees for themselves, their heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, do hereby covenant and agree as a covenant running with the land that in the event facilities are constructed, maintained, or otherwise operated on the said property described in this deed for a purpose for which a Department of Transportation program or activity is extended or for another purpose involving the provision of similar services or benefits, the grantees shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

IN WITNESS WHEREOF, I, Gerald Adams, Commissioner of Finance and Administration, acting for and on behalf of the State of Tennessee, hereby execute this instrument by signing the same, this 17th day of January, 1975.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAYS

APPROVED:

Winfield Dunn
Governor

By: John F. Reid
Commissioner of Transportation

R. B. McCay Jr.
Attorney General

By: Lewis Evans
Director, Bureau of Highways

STATE OF TENNESSEE
DEPARTMENT OF FINANCE AND
ADMINISTRATION

By: Gerald Adams
Commissioner

C88740

FEE $ 9 22 AM '75 REGISTER DAVIDSON COUNTY, TENN.

R.O.W. DIVISION RECEIVED JAN 21 1975 STATE OF TENNESSEE Dept. of Transportation

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Dee F. Hamblin, a Notary Public in and for the State and County aforesaid, Gerald Adams, with whom I am personally acquainted and who upon oath acknowledges himself to be the Commissioner of Finance and Administration of the State of Tennessee and that he, as such Commissioner, with the approval of the Governor and the Attorney General required by T.C.A., Section 12-212, executed the within instrument for and on behalf of the State of Tennessee and Departments of Transportation and Finance and Administration for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 17th day of January, 1975.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Dee F. Hamblin
Notary Public

My commission expires: 7-13-77