Prepared by James P. Atkinson
620 One Turtle Creek Village
Dallas Texas 75219

BOOK 4917 PAGE 571

95-14
114 PW

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

QUIT CLAIM DEED

THIS INDENTURE, made this 28th day of May, 1975, between J. L. WILLIAMS and JAMES P. ATKINSON (herein collectively called "Grantors"), as tenants in common, of the County of Dallas, State of Texas, on the one part, and A & W NASHVILLE VENTURE (herein called "Grantee"), a joint venture composed of James P. Atkinson and J. L. Williams under Joint Venture Agreement dated July 25, 1973, of the County of Dallas, State of Texas, on the other part.

JUN-2[illegible] MISC A* 6.00 * 6.00

W I T N E S S E T H :

That the said Grantors for and in consideration of Ten Dollars ($10.00) to Grantors in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, and the assumption of the indebtedness evidenced by that certain Fixed Monthly Payment Note dated May 27, 1975 in the principal amount of Four Hundred Thousand Dollars ($400,000.00) executed by J. L. Williams and James P. Atkinson payable to the order of The Prudential Insurance Company of America, secured by Tennessee Deed of Trust of even date therewith to James E. Eden, Trustee, covering the real estate described below, hereby SELL, CONVEY and QUIT CLAIM unto the said Grantee, its heirs and assigns forever the certain tract of lands situated and being in the County of Davidson, State of Tennessee, to wit:

> Land in the 3rd Civil District of Nashville, Davidson County, Tennessee, and being shown as Lot No. 45, Section 37, Metropolitan Industrial Park, a plan of which is of record in Book 4595, Page 119, Register's Office for Davidson County, Tennessee. Said Lot No. 45 is more particularly described as follows:
>
> BEGINNING at a concrete monument in the easterly margin of Acorn Drive at the northwest corner of Metropolitan Industrial Park, Section 8, a plat of which is of record in Book 3842,

Burgess & Jay Bells
(Attn: Nashville Venture)
620 One Turtle Creek Village Dallas Texas

page 217, said Register's Office; thence with the easterly margin of Acorn Drive, North 8° 12' West 252.98 feet to a concrete monument; thence North 81° 48' East 361.04 feet to a concrete monument; thence South 10° 56' East 36.32 feet to a concrete monument; thence South 26° 11' East 227.67 feet to a concrete monument; thence South 81° 48' West 433.06 feet to a concrete monument to the point of beginning and containing 2.28 acres.

BEING the property conveyed to J. L. Williams and James P. Atkinson as tenants in common by deed of record in Book 4673, page 736, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, the aforesaid land, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee, its heirs, successors and assigns forever; and the said Grantors for their heirs and representatives do covenant and agree to and with the said Grantee, its heirs or assigns that Grantors are lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances (except for lien for real estate taxes not yet due, recorded restrictions and existing deed of trust lien); and that they have good right to sell and convey the same to Grantee as aforesaid.

IN WITNESS WHEREOF, the said parties have hereto set their hands and affixed their seals the day and year above written.

J. L. Williams

James P. Atkinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12.88

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June 1973

Deputy Register

STATE OF TEXAS)
)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared J. L. WILLIAMS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of May, 1975.

Notary Public in and for
Dallas County, Texas

STATE OF TEXAS)
)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared JAMES P. ATKINSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of May, 1975.

Notary Public in and for
Dallas County, Texas

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T IDENTIF. REFERENCE

JUN 2 10 57 AM '75

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.