QUITCLAIM DEED

BOOK 5110 PAGE 577

Address New Owner As Follows:
MARTIN E. SIMMONS, TRUSTEE
1912 PARKWAY TOWERS
NASHVILLE, TN
37219

Send Tax Bills To:
(SAME)

Map-Parcel No.
MAP 142 PAR. 21
MAP 138 PARS 72 5
77 + PARTS OF
98 + 78

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 1.00 .

Affiant

Subscribed and sworn to before me, this 31st day of January, 1977.

Notary Public

My Commission Expires 1/13/80

This Instrument Was Prepared by
Dearborn & Ewing, Attorneys
1912 Parkway Towers
Nashville, Tennessee 37219

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, American Buildings Company, by these presents does hereby quitclaim and convey unto Martin E. Simmons, Trustee, his successors and assigns, with full power to mortgage, sell, and encumber without the joinder of any beneficiary, the following described tracts of land in Davidson County, Tennessee, to wit:

SEE ATTACHED EXHIBIT A
WHICH IS INCORPORATED BY REFERENCE AS FULLY AS
THOUGH COPIED HEREIN

INCORRECT REFERENCE

JAN 31 3 09 PM '77

DAVIDSON COUNTY, TENN.

87460

1.00 * 11.00

DEED MISC

This is unimproved property. BOOK 5110 PAGE 578

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 27th day of January, 1977.

AMERICAN BUILDINGS COMPANY

BY: _____
C. W. Page, Vice President

STATE OF ALABAMA)
)
COUNTY OF BARBOUR)

Before me, Peggy S. Woodham, a Notary Public in and for the State and County aforesaid, personally appeared C. W. Page, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice President of the American Buildings Company, the within named bargainor, a corporation, and that he has such authority, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said C. W. Page as such Vice President.

WITNESS my hand and official seal at office at Eufaula, Alabama on this 27th day of January, 1977.

_____
Notary Public

My Commission Expires: 12-7-80

PEGGY S. WOODHAM NOTARY PUBLIC STATE AT LARGE ALABAMA

EXHIBIT A

G. No. 202345

DESCRIPTION:

Being three (3) tracts of land in the Ninth Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Tract I

Bounded on the south partly by U.S. Highway 70-S, on the west partly by Belle Forest Apartments, and Old Hickory Boulevard, and on the north partly by West Meade Farms Subdivision and being more particularly described as follows:

Beginning at the point of intersection of the northerly margin of U.S. Highway 70-S, and the easterly line of Belle Forest Shopping Center of record in Book 4175, Page 124, Register's Office of Davidson County;

Thence, leaving said Highway 70-S with said shopping center line N 25° 13' W, 469.6 feet to the southeast corner of the Subdivision of Belle Forest Commercial Area, of record in Book 4885, Page 81, Register's Office of Davidson County;

Thence, with said subdivision N 31° 43' E, 251.8 feet to a southeast corner of the land of Belle Forest Apartments;

Thence, with the easterly line of said Belle Forest Apartments of Record in Book 4561, Page 539, R.O.D.C. as follows:

N 27° 48' E, 529.22 feet to a point;
N 34° 10' E, 465.0 feet to a point;
N 23° 24' E, 450.0 feet to a point;
N 47° 21' E, 520.0 feet to a point;
N 30° 31' E, 330.0 feet to a point;
N 38° 31' E, 400.0 feet to a point;
N 33° 30' E, 360.0 feet to the northeast corner of said apartments;

Thence, with the northerly line of said apartments N 57° 34' W, 91.5± feet to a corner of the "BG" property;

Thence, with said "BG" property N 40° 57' E, 300.0± feet to a point;

Thence, with the easterly line of "BG" property N 49° 03' W, 803.5± feet to a point;

Thence, with the northerly line of said "BG" property S 86° 21' W, 1,796.9± feet to the easterly margin of Old Hickory Boulevard;

Thence, with said margin N 03° 39' W, 785.1 feet to a point;

Thence, N 86° 21' E, 10.0 feet to a point;

Thence, N 03° 39' W, 100.0 feet to a point;

Thence, continuing with said margin with a curve to the left 256.96 feet to a point, said curve having a radius of 1,472.40 feet, a central angle of 10° 00', and a tangent distance of 128.82 feet;

Thence, N 76° 21' W, 10.0 feet to a point;

Thence, with a curve to the left 408.38 feet to a point, said curve having a radius of 1,462.40 feet, a central angle of 16° 00', and a tangent distance of 205.53 feet;

Thence, N 60° 21' E, 5.0 feet to a point;

Thence, with a curve to the left 204.89 feet to a point, said curve having a radius of 1,467.40 feet, a central angle of 8° 00', and a tangent distance of 102.61 feet;

Thence, N 52° 21' E, 20.0 feet to a point;

Thence, with a curve to the left 207.68 feet to a point, said curve having a radius of 1,487.40 feet, a central angle of 8° 00', and a tangent distance of 104.01 feet;

Thence, S 44° 21' W, 25.0 feet to a point;

Thence, with a curve to the left 88.91 feet to a point, said curve having a radius of 1,462.40 feet, a central angle of 3° 29', and a tangent distance of 44.47 feet;

Thence, N 49° 08' W, 366.5 feet to a point;

Thence, N 40° 52' E, 40.0 feet to a point;

Thence, with a curve to the right 17.37 feet to the intersection of said margin of Old Hickory Boulevard with the south line of Sam Davis Bell's property, said curve having a radius of 1,362.40 feet, a central angle of 0° 43' 52", and a tangent distance of 8.69 feet;

Thence, leaving said margin of Old Hickory Boulevard and with Bell's Line S 86° 09' E, 1,387.9 feet to a White Oak in fence;

Thence, S 88° 40' E, 1,608.8 feet with said Bell and P. A. Cartwright's south line to a point at said Cartwright's southeast corner;

Thence, N 5° 14' E, 688.3 feet with said Cartwright's east line to a point in the south boundary of West Meade Farms Subdivision;

Thence, with said West Meade Farms Subdivision as follows:

S 68° 28' E, 165.9 feet to a point;
N 82° 46' E, 255.2 feet to a point;
N 75° 56' E, 121.6 feet to a point;
S 25° 52' E, 25.9 feet to a point;
S 60° 14' E, 171.3 feet to a point;
S 51° 34' E, 255.8 feet to a point;
S 64° 17' E, 295.3 feet to a point;
S 25° 29' E, 313.7 feet to a point;
S 55° 27' E, 141.8 feet to a point;
S 58° 39' E, 373.7 feet to a point;
S 46° 20' E, 632.7 feet to a point;
S 50° 40' E, 125.0 feet to a point in said subdivision boundary and a corner to A. T. Levine, Jr.

Thence, with said Levine's property as follows:

S 64° 16' W, 845.3 feet to a point;
S 38° 24' W, 200.8 feet to a point;
S 17° 08' W, 351.1 feet to a point;
S 5° 30' W, 273.3 feet to a point;
S 32° 12' W, 408.2 feet to a point;
S 20° 7' W, 1,592.3 feet to a point, a corner to said Levine and H. W. Wells;

Thence, with Wells' line as follows:

N 61° 16' W, 401.8 feet to a point;
S 56° 27' W, 392.9 feet to a point;
S 35° 57' W, 315.7 feet to a point;
S 64° 26' W, 206.4 feet to a point;
S 21° 50' W, 47.0 feet to a point;

Thence, with said Wells, William Davis and A. H. Storie's line, S 2° 37' W, 1,270.5 feet to the northerly margin of U.S. Highway 70-S;

Thence, with said margin as follows:

S 64° 47' W, 343.0 feet to a point;
N 25° 13' W, 40.0 feet to a point;
S 64° 47' W, 550.0 feet to a point;
S 25° 13' E, 40.0 feet to a point;
S 64° 47' W, 162.0 feet to the point of beginning.

Included in the above description, but excluded herein, is a parcel of land known as James Robertson Home Site and being generally described as follows:

Beginning at a point in the easterly margin of Old Hickory Boulevard, said point being 5,248± feet north of the northerly margin of U.S. Highway 70-S;

Thence, with said easterly margin of Old Hickory Boulevard with a curve to the left 222.59 feet to a point, said curve having a radius of 1,472.40 feet, a central angle of 08° 39' 44" and a tangent distance of 111.51 feet;

Thence, S 76° 21' E, 10.00 feet to a point;

Thence, continuing with said margin with a curve to the left 167.29 feet to a point, said curve having a radius of 1,462.40 feet, a central angle of 6° 33' 15" and a tangent distance of 83.73 feet;

Thence, leaving said margin N 41° 59' E, 107.87 feet to a point;

Thence, N 08° 33' E, 214.71 feet to a point;

Thence, N 16° 52' E, 120.00 feet to a point;

Thence, N 84° 09' E, 174.35 feet to a point;

Thence, S 41° 14' E, 242.31 feet to a point;

Thence, S 10° 53' E, 168.49 feet to a point;

Thence, S 47° 09' W, 143.46 feet to a point;

Thence, S 46° 52' W, 120.00 feet to a point;

Thence, S 38° 15' W, 350.01 feet to the easterly margin of Old Hickory Boulevard, the point of beginning.

Said excluded parcel contains 5.09 acres, more or less, leaving a net area of 270.9 acres, more or less, in the above described Tract I.

Tract II

Beginning at a point in the west margin of Old Hickory Boulevard said point being in the north line of John C. Beasley's property;

Thence, N 84° 53' W, 1,073.2 feet with said Beasley's north line to a point in the east boundary of E. H. Duncan's property;

Legibility of Document

Thence, N 6° 25' E, 1,080.6 feet along the east boundaries of said Duncan, Victor T. Forte, Jr., and Metropolitan Government to a point in said line of the Metropolitan Government property;

Thence, with said Metropolitan Government line as follows:

N 56° 45' E, 369.0 feet to a point;
N 55° 45' E, 100 feet to a point;
N 35° 45' E, 294.5 feet to a point in the west margin of Old Hickory Boulevard;

Thence, with said margin of Old Hickory Boulevard as follows:

Southeasterly 238.3 feet with a curve to the right having a radius of 1,387.4 feet to a point;
N 60° 21' E, 15 feet to a point;
Southeastwardly 636.4 feet with a curve to the right having a radius of 1,402.4 feet to a point;
S 3° 39' E, 500 feet to a point;
S 86° 21' W, 5 feet to a point;
S 3° 39' E, 200 feet to a point;
N 86° 21' E, 5 feet to a point;
S 3° 39' E, 175.9 feet to the point of beginning.

Containing 29.44 acres, more or less.

Tract III

Beginning at a point at the intersection of the west margin of Old Hickory Boulevard with the east boundary line of John C. Beasley, et ux, as of record in Book 3314, Page 191, R.O.D.C., said point being 30 feet west of the centerline of Old Hickory Boulevard and 3,743.3± feet north of the north margin of U.S. Highway 70-S as measured along the west margin of said Old Hickory Boulevard;

Thence, with the west margin of Old Hickory Boulevard as follows:

Southeastwardly with a curve to the left having a radius of 1,462.4 feet, 506.6 feet to a point;
S 29° 52' E, 422.1 feet to a point;
Southeasterly with a curve to the right having a radius of 1,402.4 feet, 97.1 feet to a point;

Thence, S 73° 20' W, 315.3 feet to a point;

Thence, S 78° 59' W, 202.4 feet to a point in the east line of said Beasley;

Thence, N 3° 58' E, 1,057.3 feet with said Beasley's east line to the point of beginning.

Containing 5.38 acres, more or less.

G. No. 202345

EASEMENTS:

BOOK 5110 PAGE 583

EASEMENT I

That certain easement for utilities, roadway, street, driveway, ingress and egress purposes as set forth in Article 5.02 of that instrument of record in Book 5074, page 856, at page 882, as granted to American Buildings Company by Belle Wood, Inc., a Tennessee corporation, and Lewis E. Gaines, an individual and resident of Nashville, Davidson County, Tennessee. Included in such easement was an easement for the purposes of installing, constructing and maintaining sewer facilities, with full rights of ingress and egress, on, in, above, under and consisting of that portion of the Sanitary Sewer Extension Easement lying within the boundaries of the property owned by Grantors, and being more fully described in that instrument of record in Book 5074, page 856, said Register's Office, to which reference is hereby made for a more complete description.

EASEMENT II

Easements granted unto American Buildings Company by Belle Forest, a joint venture, pursuant to the terms and conditions of an Easement Agreement dated August 24, 1976, of record in Book 5074, page 945, Register's Office for Davidson County, Tennessee. Said easement granting certain rights of ingress, egress, utilities, and sanitary sewer purposes, including construction and certain other rights and privileges as more fully set forth in such Easement Agreement, to which reference is hereby made for a more complete description.

The foregoing real property and easements as contained herein is the same property as was conveyed to American Buildings Company by instrument of record in Book 5074, page 856, Register's Office for Davidson County, Tennessee, and Easement Agreement of record in Book 5074, page 945, said Register's Office.