THIS INSTRUMENT PREPARED BY
ALBERT J. FOX, ATTORNEY
SUITE 10 333 GALLATIN RD.
MADISON, TN 37115
868-4972

QUITCLAIM DEED

BOOK 5258 PAGE 388

Address New Owner as follows:
William A. Beasley, III and
Sarah M. Beasley,
Tenants in Common
6137 Robin Hill Rd.
Nashville, Tennessee 372

Send Tax Bills To:
Same

For and in consideration of ONE DOLLAR, $1.00, and pursuant to the liquidation of Four B'S, Inc., Four B'S, Inc. does hereby Quitclaim and convey to its Shareholders, William A. Beasley, III and Sarah M. Beasley as Tenants in Common with identical equities of the Principal, their successors and assigns all its interest in the hereinafter described tracts as adjusted by Surveyors' Certificate of Correction recorded in Davidson County Register's Office, Book 4399 page 878, and the conveyance to L. P. Thweatt, Jr. and Eugene John Heldman recorded in Davidson County Register's Office, Book 4402, Page 849, to wit.

Parcel # 1 --- Map 119-5, Par. #0 --- described as follows to Wit:

Beginning at a point measured sixty-nine (69) feet eastwardly at right angles from the center line of the southbound main track of Birmingham Division, formerly the Lewisburg Division, of the railroad of the Grantor at Valuation Station 431+51, which point is six hundred seventy-one (671) feet measured southwardly along said center line of southbound main track from Mile Post 189 from Louisville, Kentucky; thence northwardly along a straight line lying partially sixty-nine (69) feet eastwardly from and parallel to said center line of southbound main tract a distance of twelve hundred forty-four and twenty-six hundredths (1244.26) feet to a point; thence

contininuing northwardly along a line which forms an interior angle of 182° 58' a distance of two hundred eighty-two and twenty-five hundredths (282.25) feet to a rail monument at the point of intersection of the northwest line of Woodbine Avenue and the southwest line of an alley; thence southeastwardly forming an interior angle of 21° 37' and extending along said southwest line of alley a distance of four hundred fifty-three and eighty hundredths (453.80) feet to a point; thence westwardly forming an interior angle of 61° 23' a distance of eighteen (18) feet to a point, said point being in the northeast corner of Lot 91 of Edenwold Park in Belle Forest Land Company's subdivision; thence southwardly forming an exterior angle of 85° 30' and along the east line of Lots 91 to 110, inclusive, a distance of eleven hundred twenty and ten hundredths (1120.10) feet to a rail monument; thence westwardly forming an interior angle of 87° 29' a distance of one hundred sixty-five and sixty hundredths (165.60) feet(passing a rail monument at one hundred fifty (150) feet) to the point of beginning, containing four and ninety-two hundredths (4.92) acres, more or less, and being a part of the same property conveyed to the Grantor by the Houston-McCord Realty Company by deed dated January 19, 1959, recorded in Book 2883, page 173, and by deed dated December 28, 1922, recorded in Deed Book 615, page 48, both in the Register's office, Davidson County, Tennessee, and also by deed from the Lewisburg and Northern Railroad by deed dated October 1, 1915, recorded in Deed Book 475, page 590, in said office.

TO HAVE AND TO HOLD said tract or parcel of land with all the appurtenances thereunto belonging to the Grantee, its successors and assigns forever, in fee simple, with covenant of general warranty; provided, however, there is excepted from the operation of said covenant of general warranty all land within the boundaries of the above-described tract or parcel of land which were formerly subject to those public ways, which were closed by acts of the Quarterly County Court of Davidson, County, Tennessee, of record in Book A1, page 77, at its October Term, 1951, and of record in Minute Book "I", pages 458-461, at its July Term, 1913; the intent here being that as to all land formerly subject to said public ways this deed shall have the effect of a quitclaim deed only.

This parcel being the same as conveyed to Four B'S, Inc. from Louisville and Nashville Railroad Company, recorded in Davidson County Register's Office, Book 4122, Page 720.

Parcel # 2 --- Map 119, Par. #0 --- described as follows, to wit:

Beginning at a point in the southwest corner of a tract of land conveyed to the Grantee herein by the Grantor herein by deed dated March 22, 1967 recorded in Deed Book 116, Page 264, in the Office of the Register, Davidson County, Tennessee, said point being sixty nine (69) feet east of and at right angles to the center line of the southbound main tract of the Nashville Division, formerly the Lewisburg Division, of the railroad of the Grantor at Valuation Station 431+51, which point is six hundred seventy one (671) feet measured southwardly along the center line of said

southbound main track from Mile Post 189 from Louisville,Kentucky; thence northwardly along the west line of the aforementioned tract of land conveyed to the Grantee herein by deed dated March 22, 1967, a distance of twelve hundred forty-four and twenty-six hundredths (1244.26) feet to a point; thence turning an angle of 2° 58' to the left and continuing along the west line of aforementioned tract a distance of one hundred fifteen and ninety four hundredths (115.94) feet to a point; thence southwardly turning an angle of 177° 02' to the left a distance of thirteen hundred fifty-nine and eighty-four hundredths (1359.84) feet to a point sixty-three (63) feet eastwardly from and at right angles to the center line of said main tract at Valuation Station 431+51; thence eastwardly forming an interior angle of 92° 63' a distance of six (6) feet to the point of beginning, containing seven thousand, eight hundred twelve and thirty hundredths (7812.30) square feet, more or less, and being a part of the same property conveyed to the Grantor by the Houston-McCord Realty Company by deed dated January 19, 1959, recorded in Book 2883, Page 173, and by deed from the Lewisburg and NorthernRailroad by deed dated October 1, 1915, recorded in Deed Book 475, page 590, both in the Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with all the appurtenances thereunto belonging, to the Grantee, its successors and assigns forever, in fee simple, with covenant of general warranty; provided, however, there is excepted from the operation of said covenant of general warranty all land within the boundaries of the above-described tract or parcel of land which were formerly subject to those public ways, which were closed by acts of the Quarterly County

Court of Davidson County, Tennessee, of record in Book A-1, page 77, at its October Term, 1951, and of record in Minute Book "I", pages 458-461, at its July Term, 1913; the intent here being that as to all land formerly subject to said public ways this deed shall have the effect of a quit-claim deed only.

This parcel being the same as conveyed to Four B'S, Inc. from Louisville and Nashville Railroad Company recorded in Davidson County Register's Office, Book 4248, Page 516.

Parcel # 3 --- Map 119-5, Par. 127 --- described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 393 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for said County.

Said Lot No. 393 fronts 50 feet on the westerly side of Caldwell Avenue, and extends back westwardly between parallel lines, 150 feet to an alley.

Being the same property conveyed to J. H. Hooper by deed from W. C. Jones and wife Maxie Jones, of record in Book 566, page 453, said Register's Office; the said J. H. Hooper having devised said property to Susan E. Hooper, by will of record in Will Book 73, page 163, County Court Clerk's Office for Davidson County, Tennessee, and having since died.

This parcel being the same as conveyed to Four B'S, Inc. from Susan E. Hooper, recorded in Davidson County Register's Office in Book 4083, Page 110.

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

IN WITNESS WHEREOF we have hereunto set our hands on this the 1st day of March, 1978.

FOUR B'S, INC.

BY: William A. Beasley, III
William A. Beasley, III, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is ONE DOLLAR ($1.00).

Subscribed and sworn to before me, this 1st day of March, 1978.

William A. Beasley, III
Affiant-William A. Beasley, III

Evelyn I. Dangerfield
Notary Public

My commission expires Nov. 3, 1980.

NOTARY PUBLIC DAVIDSON COUNTY, TN.

BOOK 5258 PAGE 394

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Evelyn F. Dangerfield, a Notary Public of the State and County aforesaid, personally appeared William A. Beasley, III, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of FOUR B'S, INC. the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

MAR-2 MISC 8* 14.00 * 14.00

WITNESS my hand and seal, at office in Nashville, Tn., this 1st day of March, 1978.

Evelyn F. Dangerfield
Notary Public

My Commission expires Nov. 3 1980.

NOTARY PUBLIC DAVIDSON COUNTY, TN. EVELYN F. DANGERFIELD

E 5 2 9 2 6

IDENTIF. REFERENCE

MAR 2 12 23 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.