This Instrument Prepared By:
W. Lee Corbett
INGRAHAM, YOUNG & CORBETT
21st Floor Parkway Towers
Nashville, Tennessee 37219

| NEW OWNERS ADDRESS: | SEND TAX BLL TO: | MAP-PARCEL NO: |
|---|---|---|
| Benjamin R. Rechter | Same | 105-15-40 |
| 720 Argyle Avenue | | 118-4-1 |
| Nashville, TN 37203 | | 118-3-31 |

QUITCLAIM DEED

BOOK 5274 PAGE 845

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, SIGMA PROPERTIES, a Tennessee Limited Partnership, acting by and through its General Partners, B.R. RECHTER and T.J. VILLAGER, as GRANTOR herein, does hereby grant, bargain, quitclaim and by these presents does transfer and convey unto BENJAMIN R. RECHTER as GRANTEE herein, all its right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a tract of land in the 6th Civil District of Nashville, Davidson County, Tennessee, lying north of Rosedale Avenue, west of Waycross Drive, and southeast of L & N Railroad, formerly Tennessee Central Railway Main Line, and composed of two parcels formerly owned by Kelly and Lamay, more particularly described as follows:

BEGINNING at a concrete monument in the westerly margin of Waycross Drive, being the northeast corner of Russwurm Subdivision, as of record in Book 547, page 114; thence, with the northerly line of said Subdivision, N 83° 46' W, 333.85 feet to a concrete monument; thence, S 08° 39' W, 20.00 feet to a point; thence, with the northerly line of Melrose Heights Subdivision, as of record in Book 1835, page 11, N 76° 48' W, 283.13 feet to a concrete monument; thence, N 56° 34' W, 259.64 feet to a concrete monument; thence N 84° 36' W, 84.60 feet to a point; thence N 56° 31' W, 145.00 feet to a concrete monument; thence, with the westerly margin of a 50 foot dedicated roadway S 33° 29' W, 95.00 feet to a concrete monument; thence, with a curve to the right having a central angle of 90° 00', a radius of 20.00 feet, 31.40 feet to a concrete monument, in the northerly edge of Rosedale Avenue; thence with said Avenue, N 56° 31' W, 90.32 feet to a point in the southeasterly right-of-way of L & N Railroad; thence, with said Railroad, N 48° 55' E, parallel with and 25 feet from the Railroad centerline, 478.00 feet to a point; thence, S 41° 05' E, 20.00 feet to a point; thence N 48° 55' E, 285.00 feet to a point; thence, N 57° 57' W, 20.9 feet to a point in the southeasterly right-of-way of said Railroad;

thence, N 48° 55' E, 110.19 feet to a point; thence, S 57° 57' E, 551.21 feet to an iron pin in the westerly margin of Waycross Drive; thence, S 8° 30' E, passing a concrete monument at 118.08 feet, the common easterly corner between Lamay & Kelly properties, a total distance of 322.28 feet to a concrete monument; thence, with a curve to the right having a central angle of 91° 14' 44" a radius of 20 feet, 31.85 feet to a concrete monument; thence, S 9° 35' E, 49.93 feet to a concrete monument; thence, with a curve to the right having a central angle of 90° 01' 24", a radius of 20 feet, 31.42 feet to a concrete monument, thence S 8° 30' E, 5.18 feet to a concrete monument; thence, with a curve to the right having a central angle of 10° 13' 50", a radius of 586.48 feet, 104.72 feet to a point; thence, S 01° 43' W, 37.36 feet to the point of beginning, containing 12.99 acres, more or less.

Being part of the said land conveyed to Sigma Properties, a limited partnership by Installment Deed from Trans-Natchez, Ltd., a Tennessee Limited Partnership of record in Book 4846, Page 927, Register's Office for said County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

SUBJECT to all limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands this 18 day of April, 1978.

SIGMA PROPERTIES

By _____
B.R. RECHTER, General Partner

By _____
T.J. VILLAGER, General Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, B.R. RECHTER and T.J. VILLAGER, with whom I am personally acquainted, and who, upon oath, acknowledge themselves to be General Partners of SIGMA PROPERTIES, the within named GRANTOR, a Tennessee

Limited Partnership, and that they as General Partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Partnership by themselves as General Partners.

WITNESS my hand and official seal at Nashville, Tennessee this 12th day of April, 1978.

Gloria Franklin
NOTARY PUBLIC

GLORIA FRANKLIN ☆ NOTARY PUBLIC ☆ DAVIDSON COUNTY, TENN.

My Commission Expires:
November 3, 1979

APR 18 78 MISC B* 6.00 * 6.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The total consideration for this property is $0.00.

W. Lee Corbett

Sworn to and subscribed before me this 18 day of April, 1978.

Gloria Franklin
NOTARY PUBLIC

My Commission Expires:
November 3, 1979

E60498

IDENTIFICATION

APR 18 3 58 PM '78

FEE $ REGISTER
DAVIDSON COUNTY, TENN.