THIS INSTRUMENT PREPARED BY:
Curtis M. Lincoln, Attorney
104 Cherokee Road
Hendersonville, Tennessee 37075

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Charles C. Woodard, c/o Woody's Restaurant, 515 Gallatin Rd., Madison, TN 37115
Ernest T. Woodard, c/o Bell Cove, 151 Sunset Dr., Hendersonville, TN 37075
SEND TAX STATEMENTS TO: Mr. Ernest T. Woodard, c/o Bell Cove,
151 Sunset Dr., Hendersonville, TN 37075

QUIT CLAIM DEED

THIS INSTRUMENT made and entered into on the 11th day of October, 1978, by and between CHALRES C. WOODARD and ERNEST T. WOODARD.

NOV-1[illegible] MISC B* 8.00 * 8.00

W I T N E S S E T H:

That for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, CHARLES C. WOODARD conveys and Quit Claims unto ERNEST T. WOODARD, all of his rights, title and interest in and to the following described tract or parcel of land, located and being situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

TRACT NO. 1:

Land in the 10th Civil District of Davidson County, Tennessee, and described according to a copy of a survey dated January 14, 1966, made by Parrish Engineers, Inc., as follows: BEGINNING at an iron stake in the northerly margin of Gallatin Road, on U.S. Highway 31-E, same being the southwesterly corner of the property conveyed to Joe H. Corley, by deed from Buford L. Wright and wife, of record in Book 4101, page 739, Register's Office for said County; thence north 6 deg. 29' West 200 feet to a point; thence North 83 deg. 31' East 100 feet to a point; thence South 6 deg. 29' East 200 feet to a point in the northerly margin of said Gallatin Road; thence with said margin, South 83 deg. 31' West 100 feet to the beginning.

Being the same property to the Grantor herein by deed from Joe Hubert Corley, of record in Book 4287, page 623, Register's Office for Davidson County, Tennessee.

Map 26 Par 64.00

TRACT NO. 2:

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Parrish Engineers, Inc., dated January 14, 1966, as follows: BEGINNING at a point in the northerly margin of Gallatin Road, or U.S. Highway 31-E, same being the southeasterly corner of the property conveyed to Buford L. Wright and wife, Mary H. Wright, by deed from Sallie V. Butts, a widow, of record in book 3981, page 881, Register's Office for said County; thence with said margin, South 83 deg. 31' West 131.25 feet to a point; thence leaving said margin, North 6 deg. 29' West 200 feet to a point; thence South 83 deg. 31' West 100 feet

to a point; thence North 6 deg. 29' West 100 feet to an iron stake; thence North 83 deg. 31' East 100 feet to a point; thence North 86 deg. 33' East 72.20 feet to a point 5 feet westwardly from an old fence line; thence parallel with said old fence line, South 17 deg. 47' East 301.90 feet to the point of beginning.

Being the same property conveyed to Grantor by deed from Buford L. Wright and wife, Mary H. Wright, of record in Deed Book 4182, page 221, Register's Office for Davidson County, Tennessee.

TRACT NO. 3:

map 26 Par 62.02

Land in the 10th Civil District of Davidson County, Tennessee described according to a survey made by William Collier Parrish Associates, Civil Engineers, August 16, 1962, as follows: BEGINNING at a point in the northerly margin of Gallatin Road, being U.S. Highway 31-E, said point of beginning being established as follows: BEGINNING at a point in the center of said road at the western approach to the bridge crossing Mansker's Creek; thence with the center of said road westerly 600 feet to a point; thence at a right angle to the center of said road North 6 deg. 29' West 69 feet to the point of beginning; thence with the northerly margin of said road South 83 deg. 31' West 200 feet to a point; thence leaving said northerly margin, North 6 deg. 29' West 300 feet to a point; thence North 83 deg. 31' East 200 feet to a point; thence South 6 deg. 29' East to the beginning.

As a part and parcel of this transaction and as a condition of and consideration for the conveyance of the above described premises the use of same is hereby restricted for a period of ten (10) years from the date of the original deed, to uses other than for the purpose of storing, selling, or otherwise dispensing of automotive fuels, oils and other products ordinarily sold at an automotive service station, and Grantee hereby agrees to conform to this restriction and in the event of violation of the same by Grantee or his successors in interest, title shall revert to Grantor in original deed.

Being a portion of the property conveyed to Grantor herein by Special Warranty Deed from Phillips Petroleum Company, of record in Deed Book 4420, page 39, Register's Office for Davidson County, Tennessee.

TRACT NO. 4:

A tract or parcel of land in the 5th Civil District of Sumner County, Tennessee, and described as follows: BEGINNING at a point in the margin of a County Road being the Northeast corner of the H.T. Kirby property; thence with Kirby southwardly approximately 155 feet to a point; thence in an eastwardly direction approximately 90 feet to a point; thence in a northernly direction approximately 150 feet to a point in the margin of said County road; thence with said road approximately 90 feet to the point of beginning.

Being the same property conveyed to Grantor herein by deed from Elmer L. Cole and wife, Mary E. Cole, of record in Deed Book 328, page 960, Register's Office for Sumner County, Tennessee.

TRACT NO. 5:

Land in the 5th Civil District of Sumner County, Tennessee, being Lot No. 25 on the Plan of Holiday Subdivision, as of record in Plat Book 1, page 211, and as amended in Plat Book 1, page 241 and 251, Register's Office for said County.

Said Lot No. 25 fronts 75 feet on the westerly side of River Road and extends back between lines as follows: 166 feet on the southerly side and 179 feet on the northerly side, to a dead line in the rear measuring 75 feet thereon.

Being the same properby conveyed to Grantor herein by deed from Jack E. Williams, and wife, Robbie S. Williams, of record in Deed Book 332, page 843, Register's Office for Sumner County, Tennessee.

TRACT NO. 6:

BEGINNING at a point in the northerly margin of Rockland Road, old highway 31-E, being the southeast corner of H.F. Stewart property; thence in a northerly direction 285 feet more or less to the L & N Railroad right-of-way; thence 150 feet in a westerly direction with the L & N Railway right-of-way to a point being the northeast corner of the Robinson (formerly R.D. Trammel) property; thence in a southerly direction 285 feet more or less to a point in the margin of said Rockland Road; thence with the margin of Rockland Road 150 feet to the point of beginning.

Being the same property conveyed to Grantor herein by J.O. Jones and wife, Mary W. Jones, by deed of record in Deed Book 328, page 962, Register's Office for Sumner County, Tennessee.

TRACT NO. 7:

BEGINNING at a point 150 feet west of H.F. Stewart's southeast corner, same being the southeast corner of the within described lot; thence in a northerly direction 285 feet, more or less, to L & N Railroad right-of-way; thence in a westerly direction with L & N Railroad right-of-way 150 feet to a stake in corner to Church of Christ property; thence southwardly 285 feet, more or less, with Church line to a point in the north edge of Old Highway 31-E; thence eastwardly with the right-of-way of Old Highway 31-E, to a stake with the point of beginning.

Said tract is bounded by landowners as follows: On the north by L & N Railroad; on the east by Stewart; on the south by Old Hendersonville 31-E; and on the west by Church property, being the land formerly conveyed to R.D. Trammel and wife, by R.N. Parrish, Jr. and wife, by deed of record in Deed Book 212, page 157, Register's Office for Sumner County, Tennessee.

Being the same property convyed to Grantor herein by Ruth Russell, Clerk and Master, by deed of record in Deed Book 325, page 676, Register's Office for Sumner County, Tennessee.

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TRACT NO. 8:

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A tract of land lying and being situated in the Fifth Civil District of Sumner County, Tennessee, described according to a survey made by Robert L. Sylar, Engineer, July 25, 1968, as follows: BEGINNING at an iron pin on the south side of River Road, the same being the northwest corner of J.W. Steele's property and the northeast corner of the property herein described; thence south 6 deg. 22' east 430.64 feet to an iron pin; thence north 70 deg. 42' east 137.83 feet to an iron pin in the western margin of a county road ending at Old Hickory Lake known also as River River; thence south 50 deg. 35' west 94.02 feet with the westerly margin of said road and along a stone fence to an iron pin; thence with a line along the boundary of the Old Hickory Lake south 50 deg. 35' west 174.35 feet, south 84 deg. 30' west 94.83 feet, north 73 deg. west 65.0 feet, north 42 deg. west 87.85 feet, north 25 deg. 30' west 153.0 feet to an iron pin; thence leaving the Corp of Engineer boundary line north 3 deg. 30' east 291.0 feet to an iron pin in the southern margin of River Road; thence with same north 70 deg. 24' east 246.33 feet to the beginning, containing 3.62 acres.

Being the same property conveyed to Grantor herein by deed from Harley T. Kirby and wife, Mildred L. Kirby, of record in Deed Book 277, page 519, Register's Office for Sumner County, Tennessee.

IN TESTIMONY WHEREOF, CHARLES C. WOODARD has hereunto set his hand, this the day and date above written.

Charles C Woodard
CHARLES C. WOODARD

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
Nov 1 2 27 PM '78
IDENTIF. REFERENCE

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STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within CHARLES C. WOODARD, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 11 day of October, 1978.

Curtis M. Lineberger
Notary Public

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires: 2-19-81

STATE OF TENNESSEE
COUNTY OF SUMNER

The Actual Consideration or Value, Whichever is Greater, For this Transfer is $ NONE.

Curtis M. Lineberger agent
Affiant

Subscribed and sworn to before me, this the 31st day of October, 1978.

Dalores L. Gray
Notary Public

NOTARY PUBLIC AT LARGE
STATE OF TENN.

My Commission Expires: 12/13/80