BOOK 5743 PAGE 695

This Instrument Prepared By:

W. Lee Corbett
INGRAHAM, CORBETT & ZINN
2114 Parkway Towers
Nashville, TN 37219

New Owner:	Send Tax Bill:	Map-Parcel No.:
Ralph Rogers & Company, Inc. P. O. Box 25250 Nashville, TN 37202	Same	105-15, part of par. 40 105-16-40 118-4 & 118-3, par. 31 118-3 33

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Sixty-nine Thousand Four Hundred Eighty-four and 58/100 ($469,484.58) Dollars, the receipt and sufficiency of which is hereby acknowledged, I, BRUCE DAVIS, Trustee, as GRANTOR herein have bargained and sold and by these presents do hereby sell, transfer and quitclaim unto the said RALPH ROGERS & COMPANY, INC., a Delaware corporation, as GRANTEE herein, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, and being two (2) reserved parcels as shown on the plan of Fairground Commercial Park of record in Plat Book 5200, Page 74, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Parcel 83 (Tract 1)

Beginning at an iron pin on the northerly margin of Rosedale Avenue and on the easterly margin of the Louisville and Nashville Railroad R.O.W., said point of beginning being the southwest corner of this tract; thence with the margin of said Railroad N 48° 55' 00" E 210.00 ft. to a point; thence leaving the margin of said Railroad and with the line of Lot No. 1 of the aforesaid Subdivision S 41° 05' 00" E 63.84 ft. to a point on the northwesterly margin of Fairground Court; thence with the margin of said Court and a curve to the left having a radius of 188.20 ft. a distance along the curve of 62.74 ft. to a concrete monument; thence continuing with said Court S 33° 27' 57" W 104.00 ft. to a concrete monument; thence with a curve to the right having a radius of 20.00 ft. a distance along the curve of 31.42 ft. to a concrete monument on the northerly margin of the aforesaid Rosedale Avenue; thence with the northerly margin of said Avenue N 54° 52' 48" W 77.76 ft. to the point of beginning.

Parcel 31 (Tract 2)

Beginning at a concrete monument on the westerly margin of Waycross Drive, said point of beginning being the southeasterly corner of this tract and in the northerly line of the Melrose Heights Subdivision of record in Plat Book 1835, Page 11, R.O.D.C., Tenn.; thence with the northerly line of said Melrose Heights the next six calls: N 84° 13' 26" W 333.16 ft. to a concrete monument; thence S 08° 11' 34" W 20.01 ft. to a concrete monument; thence N 76° 40' 26" W 283.15 ft. to a concrete monument; thence N 56° 22' 26" W 260.43 ft. to a concrete monument; thence N 84° 26' 26" W 85.17 ft. to a concrete monument; thence N 56° 22' 26" W 95.16 ft. to a concrete monument on the southeasterly margin of Fairground Court; thence with the southerly margin of said Fairground Court the next six calls: N 33° 27' 57" E 9.00 ft. to a concrete monument; thence with a curve to the right having a radius of 138.20 ft. a distance along the curve of 195.97 ft. to a concrete monument; thence with a curve to the left having a radius of 687.89 ft. a distance along the curve of 364.78 ft. to a concrete monument; thence N 84° 19' 57" E 18.86 ft. to a concrete monument; thence with a curve to the right having a radius of 50.00 ft. a distance along the curve of 36.14 ft. to a concrete monument; thence with a curve to the left having a radius of 50.00 ft. and a long chord of 99.26 ft., a distance along the curve of 144.86 ft. to a point; thence leaving said Fairground Court and with the easterly line of Lot No. 1 of the aforesaid Fairground Commercial Park N 49° 44' 13" E 110.00 ft. to a point; thence N 08° 55' 00" W 280.85 ft. to a point; thence leaving said Lot No. 1 S 58° 18' 49" E 548.78 ft. to a concrete monument on the westerly margin of the aforesaid Waycross Drive; thence with the margin of said Waycross Drive the following calls: S 08° 27' 34" E 117.73 ft. to a concrete monument; thence S 08° 38' 42" E 204.14 ft. to a concrete monument opposite the intersection of Camden Drive; thence with a curve to the right having a radius of 20.00 ft. a distance along the curve of 31.42 ft. to a concrete monument; thence S 09° 04' 51" E 49.91 ft. to a concrete monument; thence with a curve to the right having a radius of 20.00 ft. a distance along the curve of 31.42 ft. to a concrete monument; thence S 09° 25' 00" E 5.15 ft. to a concrete monument; thence with a curve to the right having a radius of 474.36 ft. a distance along the curve of 104.92 ft. to a concrete monument; thence S 03° 15' 23" E 6.00 ft. to a concrete monument; thence S 00° 26' 06" W 31.32 ft. to the point of beginning.

The above two (2) described tracts contain a total of 6.691 acres, more or less, according to said subdivision plan.

Being the same property conveyed to Bruce Davis, Trustee, by Quitclaim Deed of record in Book 5726, Page 279, Register's Office, Davidson County, Tennessee.

The conveyance is made subject to the following:

(1) All easements as shown on the recorded plan of Fairground Commercial Park of Record in Plat Book 5200, Page 74, R.O.D.C., Tenn.; and

(2) An easement is hereby expressly reserved in favor of a tract, adjacent to the property herein conveyed, described in deed of record in Book 5316, Page 337, R.O.D.C., Tenn., for a presently existing fence located

on or near the common line between lot 1 and reserved parcel 31 as such lot and reserved parcel are shown on the Plan of Fairground Commercial Park of record in Plat Book 5200, Page 74, R.O.D.C., Tenn.

(3) To all other limitations, restrictions and encumbrances as may affect the premises whether of record or otherwise.

WITNESS my hand this 30th day of April, 1981.

Bruce Davis, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce Davis, Trustee, the bargainor, 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 office, this 30th day of April, 1981.

Notary Public

My commission expires 4/22/84.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $469,484.58. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed to before me this the 30th day of April, 1981.

Notary Public

My commission expires 4/22/84.

G.4.1.320

RECEIVED FOR RECORD
MAY 11 2 38 PM '81
DAVIDSON COUNTY, TENN.
REGISTER'S OFFICE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

465464.59- CO
1230.70 CO TX
.50 PRFEE
9.00 MISC
CHECK 1230.20-
5096ACB/11/81 REC .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.4.1.3 2 U

T
IDENTIF. REFERENCE

MAY 11 2 38 PM 1981

FELIX Z. WILSON, II
DAVIDSON COUNTY REGISTER

No. 821415