BOOK 5749 PAGE 406

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Margaret A. Cate, et al

TO

Four Star Realty Investment Company

For draftsman's use

This deed prepared by
George H. Cate, Jr., Attorney
1101 Stahlman Building
Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: Same	MAP-PARCEL NUMBERS
Four Star Realty Investment Company (NAME)	(NAME)	Map 66
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 4
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

G 4 3 3 3 8

IDENTIF. REFERENCE

MAY 27 10 01 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 8,000.00 George H. Cate, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 1981.

Camille K. Batchelor
Notary Public

MY COMMISSION EXPIRES: 10-15-83

(AFFIX SEAL)

QUITCLAIM DEED

For and in Consideration of the sum of Eight Thousand and No/100 - ($8,000.00) - - - - - - - - - - - - - DOLLARS

paid by Four Star Realty Investment Company, the receipt of which is hereby acknowledged, we, Margaret A. Cate, Lucile Cate Spain, George H. Cate, Jr., and Robert L. Cate

have bargained and sold, and by these presents do transfer and convey unto the said Four Star Realty Investment Company, its successors, heirs and assigns, all of our right, title, and interest in and to ~~heirs and assigns~~ a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Described according to a survey by Clyde David Anderson, Registered Land Surveyor, dated November, 1979, as follows: Beginning at a large beech tree in the northerly margin of the Ashland City Highway (State Highway 12), located 353 feet, more or less, in an easterly direction from the center line of Libble Road, at a common corner with the property of Sammy Denney and wife, thence with Denney's line North 43° 38' East 812 feet, more or less, to a corner of the property of Jerry W. Anderson and wife; thence with Anderson's line as follows: South 30° East 240 feet, more or less, to a small marked tree; thence North 20° East 105 feet, more or less, to a 24" beech tree approximately 50 feet above Anderson's well; thence South 85° East 310 feet, more or less, to a small marked tree approximately 50 feet above the meeting of two hollows; thence North 37° East 250 feet, more or less, to a hickory tree at the

head of a hollow, the Northeasterly corner of the Anderson property, in the boundary line of the Denney property; thence with the southerly boundary line of the Denney property South 76° 30' East 1,440 feet, more or less, to a pile of rocks, a corner in the boundary line of Four Star Realty Investment Company; thence with the westerly boundary line of Four Star as follows: South 34° 30' West 360 feet, more or less, to a point; thence South 68° 30' West 165 feet, more or less, to a point; thence South 25° West 200 feet, more or less, to a point; thence South 46° 30' East 200 feet, more or less, to a point; thence South 18° West 420 feet, more or less, to the southwesterly corner of the Four Star property, in the northerly margin of the Ashland City Highway (State Highway 12); thence with the northerly margin of said highway North 70° West 2,191 feet, more or less, to the beginning, containing 42.2 acres, more or less.

Included in the above description, but excluded from this deed are the following lots at the westerly end of this property:
(1) Lot No. 1 (Map 66, Parcel 1; Assessor's Field Book No. 13D-44690), conveyed to Richard N. Shipp by deed of record in Book 5453, Page 896, Register's Office for Davidson County, Tennessee.
(2) Lot No. 2 (Map 66, Parcel 2; Assessor's Field Book No. 13D-44685), conveyed to Jasper C. Gray and wife by deed of record in Book 5172, Page 490, Register's Office for Davidson County, Tennessee.
(3) Lot No. 3 (Map 66, Parcel 3; Assessor's Field Book No. 13D-44680), conveyed to Robert G. Sullivan by deed of record in Book 1585, Page 371, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George H. Cate by deed from Pauline O. Brooker, et al, of record in Book 4858, Page 332, Register's Office for Davidson County, Tennessee, the said George H. Cate having since died, leaving the property to the grantors herein by will of record in Will Book 123, Page 555, County Court Clerk's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as Map 66, Parcel 4 Ashland City Highway Nashville, TN
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Four Star Realty Investment Company, its successors ~~heirs~~ and assigns, forever.

~~And we do covenant with the said Four Star Realty Investment Company~~ ~~that we are lawfully seized and possessed of said land~~ ~~in fee simple, have a good right to convey it, and the same is unencumbered, except for the realty taxes for the current year, which are prorated and assumed by the grantee~~

~~And we, the grantors~~ ~~do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said Four Star Realty Investment Company, its~~ successors ~~heirs and assigns against the lawful claims of all persons whomsoever.~~

Witness our hand s this 13th day of ~~December~~ JUNE, 19~~79~~ 80, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Margaret A. Cate
Margaret A. Cate

Lucile Cate Spain
Lucile Cate Spain

George H. Cate Jr.
George H. Cate, Jr.

Robert L. Cate
Robert L. Cate

Form No. WD3b

BOOK 5749 PAGE 408

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Jan L. Setzer, a Notary Public in and for said County and State, the within named Margaret A. Cate, George H. Cate, Jr., and Robert L. Cate

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of ~~December~~ JUNE, 19~~79~~ 80

Jan L. Setzer, Notary Public

Commission Expires April 17th, 1983

STATE OF MARYLAND
County of TALBOT

Personally appeared before me, ~~Lucile Cate Spain~~ Margaret S. Bryan, a Notary Public in and for said County and State, the within named Lucile Cate Spain

the bargainor....., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at St Michaels Talbot County, Md this 3rd day of January, 1980

Margaret S Bryan, Notary Public

Commission Expires July 1, 1982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared .....,

with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be .....

..... of the .....,

the within named bargainor, a corporation, and that ..... he as such .....,

being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in .....,

this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5749 PAGE 409

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
			8000.00- CO	
			20.80 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	30.30-
768	A05/27/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

MAY 27 10 01 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 823896