QUITCLAIM DEED BOOK 5854 PAGE 746

Address of New Owner as follows:

W. B. Wiggins, Jr.
Suite 712
One Piedmont Center
Atlanta, Georgia 30363

Send Tax Bills to:

W. B. Wiggins, Jr.
Suite 712
One Piedmont Center
Atlanta, Georgia 30363

Map Parcel Numbers 108-3D275410

This Instrument Prepared by:

William F. Stevens
Long, Aldridge, Heiner, Stevens & Sumner
1900 Rhodes-Haverty Bldg.
134 Peachtree Street
Atlanta, Georgia 30043

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

W B Wiggins Jr.
Affiant

Subscribed and sworn to before me this 19th day of February, 1982.

Notary Public

My Commission Expires:

October 15, 1983

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, FRANK PRIDGEN, JR., RICHARD J. DORA and CLAY C. LONG, have this day bargained and sold, and by these presents do hereby quitclaim and convey unto W. B. WIGGINS, JR., his heirs and assigns, all that certain tract or parcel of land lying and being in Davidson County, Tennessee, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference.

The undersigned, along with W. B. Wiggins, Jr. were the partners of WIGGINS ASSOCIATES, a Georgia general partnership. All of the undersigned have withdrawn from said partnership and desire to execute this Quitclaim Deed for the purpose of evidencing that W. B. Wiggins, Jr. owns individually the assets formerly owned by said partnership. Therefore, this Quitclaim Deed is executed and delivered for the purpose of conveying any right, title and interest of the within-named grantors to the above-described property.

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

WITNESS my hand and seal as of the 10th day of February, 1982.

Frank Pridgen, Jr. (SEAL)

Richard J. Dora (SEAL)

Clay C. Long (SEAL)

EXHIBIT A

A tract of land located in the Third Civil District of Davidson County, Tennessee, being described according to a survey made by Turner Engineering, Inc., Nashville, Tennessee, as follows:

Beginning at a concrete monument on the southerly margin of Royal Parkway West, formerly Elspeth Drive, said monument being North 85° 42' 00" West a distance of 200 feet from the westerly right-of-way of Donelson Pike and said monument also being the northwesterly corner of the tract conveyed to Shoney's Big Boy Enterprises, Inc. in Book 4857, Page 576, Register's Office of Davidson County, Tennessee; thence with the westerly line of Shoney's South 04° 36' 00" West a distance of 200.00 feet to a concrete monument; thence with the northerly line of Larkwood Subdivision of record in Book 2900, Page 144, R.O.D.C., North 85° 42' 00" West a distance of 759.66 feet to an iron pin; thence North 04° 36' 00" East a distance of 200 feet to a point on the southerly margin of Royal Parkway West; thence with the southerly line of Royal Parkway West South 85° 42' 00" East a distance of 759.76 feet to the point of beginning, containing 3.48 acres, more or less.

Being a portion of the property conveyed to Wiggins Associates by deed from Miller & Kimbrough, Jr., Trustee, of record in Book 4697, Page 897, Register's Office for Davidson County, Tennessee.

STATE OF GEORGIA

COUNTY OF FULTON

Personally appeared before me, Phyllis H. Griffith a Notary Public in and for said county and state, Clay C. Long , 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 Atlanta, Georgia, this 10th day of February, 1982.

Phyllis A. Griffith
Notary Public

(Notarial Seal)

My Commission Expires:

Notary Public, Georgia, State at Large
My Commission Expires October 25, 1984

STATE OF GEORGIA

COUNTY OF FULTON

Personally appeared before me Lisa Williams, a Notary Public in and for said county and state, RICHARD J. DORA, 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 Atlanta, Georgia, this 10th day of February, 1982.

Lisa Williams
Notary Public

(Notarial Seal)

My Commission Expires:

Notary Public, Georgia, State at Large
My Commission Expires October 8, 1984

STATE OF GEORGIA

COUNTY OF FULTON

Personally appeared before me, Leslie Williams a Notary Public in and for said county and state, Frank Pridgen, Jr., 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 Atlanta, Georgia, this 10th day of February, 1982.

Leslie Williams
Notary Public

(Notarial Seal)

My Commission Expires:

Notary Public, Georgia, State at Large
My Commission Expires July 6, 1982

RUSH

IDENTIF. REFERENCE

FEB 23 3 16 PM '82

FELIX Z. WILKINSON II REGISTER
DAVIDSON COUNTY, TENN.

680744