Map 163
Par. 248

BOOK 5874 PAGE 58

Send Tax Bills to:
William R. Reeves
5306 Hickory Hollow Parkway
Antioch Tenn. 37013

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

QUITCLAIM DEED AND BILL OF SALE

FOR AND IN THE CONSIDERATION of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, including the assumption by the grantee of any and all indebtedness against the property hereinbelow described, I, the undersigned, JAMES R. JONES, hereinafter referred to as "Grantor", do hereby transfer, convey and quitclaim unto WILLIAM R. REEVES, hereinafter referred to as "Grantee", his heirs and assigns, forever, all of my right, title, claim and interest in and to the following described real estate situated in the 1st Civil District of Davidson County, Tennessee, to-wit:

> Bounded on the south by Hickory Lane and on the west by Hickory Hollow Parkway, and being Lot No. 8A, Section II, Hickory Hollow Mall of record in Book 5190, page 327, Register's Office of Davidson County, Tennessee, more particularly described according to a survey of Barge, Waggoner, Sumner & Cannon, dated October 4, 1977, revised October 20, 1977, and April 25, 1979, as follows:
>
> Beginning at a point in the easterly margin of Hickory Hollow Parkway, 280.18 feet from the center line of Bell Road; thence N 46° 51' 49" E, 187.34 feet to a point; thence S 43° 08' 11" E, 124.00 feet to a point; thence S 33° 37' 12" E, 70.38 feet to a point; thence S 43° 08' 11" E, 35.00 feet to a point in the northerly margin of Hickory Hollow Lane; thence westerly with a curve to the right along Hickory Lane having a central angle of 12° 48' 55", a radius of 270.00 feet and a distance of 60.39 feet to a point; thence S 46° 51' 49" W, 80.81 feet to a point, the beginning of a curve to the right; thence with said curve having a central angle of 190° 00', a radius of 35.00 feet and a distance of 54.98 feet to a point; thence along Hickory Hollow Parkway, N 43° 08' 11" W, 200.14 feet to a point of beginning, containing 0.98 acre, more or less.
>
> Being the same property conveyed to William R. Reeves and James R. Jones, a partnership d/b/a Hickory Hollow Market, by deed of record in Book 5753, Page 851, of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said WILLIAM R. REEVES, his heirs and assigns, forever.

It is specifically understood between the parties that the real estate hereinabove described was owned by the parties in a partnership known as Hickory Hollow Markets, that said partnership subsequently conveyed the property to Hickory Hollow Associates, a Tennessee limited partnership, with J & R Investment Company as General Partner. J & R Investment Company is a partnership composed of Grantor and Grantee. It is the purpose of this instrument for

Grantor to convey to Grantee all his right, title, claim and interest the Grantor has in the real property, the partnership known as Hickory Hollow Markets, the partnership known as J & R Investment Company, and the partnership known as Hickory Hollow Associates. At present the real property hereinabove desdribed belongs to Hickory Hollow Associates; after recordation of this instrument and after recordation of an Amendment to the Certificate of Limited Partnership of Hickory Hollow Associates, Grantee, Richard Reeves, will be the General Partner of Hickory Hollow Associates and will own all of Grantor's interest in said partnership and all of Grantor's interest in the real estate hereinabove described owned by said partnership.

Grantee by his acceptance of this instrument agrees to assume and be solely responsible for any and all indebtedness against said real property hereinabove described, including the first and second mortgage indebtedness, the first mortgage indebtedness being evidenced by a promissory note due to the Murfreesboro Bank & Trust Company, secured by a deed of trust upon the hereinabove described real property of record in Book 5753, page 853, of the Register's Office of Davidson County, Tennessee, and the second mortgage indebtedness being evidenced by a promissory note due to the Murfreesboro Bank & Trust Company, secured by a deed of trust upon the hereinabove described real property of record in Book 5680, page 504, in said Register's Office, having been subordinated to the lien of the deed of trust in Book 5753, page 583, by instrument of record in Book 5753, page 857, all in the Register's Office of Davidson County, Tennessee.

Grantor by this instrument further transfers and conveys to grantee any and all right, claim or interest grantor may have in and to that partnership known as J and R Investments, together with any assets, real, personal or mixed, owned by said partnership, including but not limited to real property, contract rights, or leases. It is specifically understood between the parties that said partnership was a partnership composed of grantor and grantee and it is the intent of this instrument to convey all of grantor's interest in said partnership to grantee; that after the execution of this instrument grantor will have no further right, claim or interest in said partnership and no right, claim or interest under the Buy-Sell Agreement or any other contracts executed by the parties in relation to said partnership.

It is specifically understood between the parties that after execution of this instrument grantee will be the sole owner of the partnership known as J

and R Investments Company; however, it is acknowledged by the parties as indicated by their signatures hereon that grantee owns no interest in the business known as Hickory Hollow Liquors, said business and its related assets and indebtedness being the sole property and responsibility of grantor.

Grantor further transfers and convey to grantee any and all rights, claims or interests grantor may have in that partnership known as Hickory Hollow Associates. It is understood between the parties that grantor has conveyed to grantee all interest grantor has in and to the partnership known as J and R Investment Company; it being further understood that J and R Investment Company is the general partner in that limited partnership known as Hickory Hollow Associates, and grantor by the execution of this instrument conveys to grantee all interest he has in that partnership.

Grantor further transfer and conveys to grantee any and all rights, claims or interests grantor may have in that partnership known as Hickory Hollow Market, together with any assets, real, personal or mixed, owned by said partnership, including but not limited to real property, contract rights, or leases. It is specifically understood between the parties that said partnership was a partnership composed of grantor and grantee and it is the intent of this instrument to convey all of grantor's interest in said partnership to grantee; that after the execution of this instrument grantor will have no further right, claim or interest in said partnership.

The undersigned, NINA KUZINA JONES and CAROLYN REEVES, wives of the grantor and grantee, hereby join in the execution of this instrument for the purposes of and do hereby convey to the grantee all of their right, title, claim and interest in and to the above described real estate, as well as all of the right, title, claim and interest in and to the above mentioned partnerships, including but not limited to their homestead, dower, and any and all other marital rights.

WITNESS OUR HANDS on this the 16th day of April, 1982.

JAMES R. JONES

WILLIAM R. REEVES

NINA KUZINA JONES

CAROLYN REEVES

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, JAMES R. JONES and wife, NINA KUZINA JONES, and WILLIAM R. REEVES and wife, CAROLYN REEVES, with whom I am personally acquainted, and who acknowledged that they executed the within instrument (QUITCLAIM DEED AND BILL OF SALE) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 16 day of April, 1982.

NOTARY PUBLIC

My commission expires:

I hereby swear or affirm that the actual consideration for this transfer is none.

AFFIANT

Sworn to and subscribed before me, this 16 day of April, 1982.

NOTARY PUBLIC
My commission expires: 4/15/86

MAIL TAX

G 8.7.4 7.9
C S:4 2 9

IDENTIFICATION REFERENCE

APR 16 2 32 PM '82

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.