THIS INSTRUMENT WAS PREPAID BY:

Moseley & Moseley, Attorneys at Law
P. O. Box 121439
Nashville, Tennessee 37212
(615) 383-2030

QUIT CLAIM DEED

BOOK 6093 PAGE 54

THIS INDENTURE, made this 31 day of May, A. D., 1983, between Deborah B. Martin (also known as Deborah Bair Martin) of Davidson County, Tennessee, First Party, and James B. Martin (also known as James Bell Martin) of Davidson County, Tennessee, Second Party.

WITNESSETH: That the said party of the first part for and in consideration of the sum of One and No/100 ($1.00) Dollar and other valuable and good consideration to her in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released, and QUIT CLAIMED, and does hereby bargain, sell, remise, release, and QUIT-CLAIM unto the said party of the second part, the following described premises, to wit: Situated in Davidson County, Tennessee,

TRACT I

Land in the 6th Civil District of Davidson County, Tennessee, being part of the W. W. Pope Possessions at Brentwood, Tennessee, of record in Book 547, Page 69 and 70, and part of a strip lying between the easterly margin of the Old Franklin Pike and the westerly line of the possessions, as conveyed to John P. Holt, et al, as of record in Book 921, Page 25, and consisting of 2 parcels, recorded in the Tax Records of the Metropolitan Government of Nashville and Davidson County, Tennessee, as Map 160, Parcel 58, and Map 160, Parcel 59, being further described as follows:

PARCEL 58: BEGINNING at a point in the westerly property line of Right-of-way of Interstate highway I-65, along the exit to Brentwood, Tennessee, designated as "Ramp B" and running with the northern boundry of land conveyed to J. Clifton Owen and wife, Velma Wickware Owen, by deed of record in the Register's Office for Davidson County, Tennessee, Book 4207, Page 471 and 472 (being Parcel 59), to an iron pipe, a distance of 106 feet, more or less; thence in a northerly direction with the easterly margin of Old Franklin Pike (Franklin Road Circle) to a point in said easterly margin of Old Franklin Pike, a distance of 200 feet; thence in an easterly direction with the boundary line between the lands of J. C. Owen et ux, and Mrs. Ethel Roberts White, a distance of 56 feet, more or less, to a point in the aforesaid westerly property line of Interstate Highway I-65; thence in a southerly margin of said right-of-way property line a distance of 180 feet, to the point of beginning, containing 0.28 acres, more or less.

PARCEL 59: BEGINNING at a point in the aforesaid westerly right-of-way property line of Interstate Highway I-65, at the southeast corner of land of J. C. Owen ET UX, thence with the said right-of-way property line in a southerly direction a distance of 65 feet, to a point in said right-of-way property line, said point being the northeast corner of Sarah McArthur Lands; thence in a westerly direction with the northerly property line of the said Sarah McArthur property, a distance of 164 feet, more or less, to a point in the center line of Old Franklin Pike (Franklin Road Circle) which point is 33 feet west of an iron pipe thence in a northerly direction with the center line of the said Franklin Road (or Pike) Circle 67 feet, more or less; thence in an easterly direction with the southerly property line of J. C. Owen et ux, (Parcel 58), a distance of 33 feet to an iron pipe; thence continuing with the southerly line of the said Parcel 58 a distance of 106 feet, more or less, or a total distance of 139 feet, more or less, to the point of beginning, containing 0.21 acres, more or less.

Being part of the property conveyed to J. Clifton Owen and wife, Velma Wickware Owen, by deed from J. R. Wright, Jr. and wife, as of record in Book 110, Page 674, and by deed from John S. Whitley and wife, as of record in Book 4207, Page 471, said Register's Office.

Being the same property conveyed to James B. Martin and wife, Deborah B. Martin, by J. Clifton Owen and wife, Velma Wickware Owen, by deed of record in Book 4415, Page 34, Register's Office for Davidson County, Tennessee, and re-recorded in Book 4412, Page 60, and also being the same property conveyed by James B. Martin and wife, Deborah B. Martin, to Eldred A. Epple, Trustee, under indenture of trust dated December 1, 1971, by deed of record in Book 4586, Page 86, Register's Office for Davidson County, Tennessee, and also being the same property re-conveyed by the said Trustee to James B. Martin and wife, Deborah B. Martin, by deed of record in Book 6093, Page 51, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in the 6th Civil District, formerly the 8th Civil District of Davidson County, Tennessee, described according to a survey by Metropolitan Government, Department of Health, dated July 23, 1971, being as follows:

Said lot fronts on Franklin Pike Circle at the common front corners of Parcels Nos. 57.1 and 58 as shown on the Map of Davidson County, Tennessee; thence northeastwardly with the southeasterly margin of Franklin Pike Circle 190 feet to a point; thence along the right of way for Interstate 65 southwardly 205 feet to a point; thence with the line between Parcels Nos. 57.1 and 58, 80 feet to the point of beginning and being further described as parcel 57.1 on property Map No. 160, Metropolitan Government of Nashville and Davidson County, Tennessee.

Being the same property conveyed to F. Murray Parker and wife, Lavada D. Parker, by deed from Ethel Roberts White, of record in Book 4640, Page 159, said Register's Office, the said Lavada D. Parker having quitclaimed her interest to F. Murray Parker by instrument of record in Book 4818, Page 707, Register's Office for Davidson County, Tennessee.

This property is subject to the following:

1. Restrictions contained in deed from Aimee T. Benjamin to John P. Holt, et al, of record in Book 921, Page 25, Register's Office for Davidson County, Tennessee, as follows:

This conveyance is made subject to the following restrictions which shall be construed as covenants running with the land.

1) The conveyees agree by the acceptance of this deed that neither themselves nor any of their successors in title shall build upon the property herein conveyed any filling station, lunch stand, or business house within 100 feet of the line of the Benjamin Home Tract.

2) Lack of direct access to Interstate Highway I-65 from the premises in question, such right of access having been condemned in the cause of David M. Pack Commissioner vs. Mrs. Ethel R. White, No. 72152, 5th Circuit Court of Davidson County, Tennessee, a certified copy of the decree in said cause being of record in Book 3905, Page 578, Register's Office for said County. A certified copy of the corrected judgment in said cause appears of record in Book 4018, Page 51, Register's Office for said County.

Being the same property conveyed by F. Murray Parker (unmarried) to James B. Martin and Deborah B. Martin by deed of record in Book 5079, Page 112, Register's Office for Davidson County, Tennessee.

and all the estate, right, title and interest of the party of the first part therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to Homestead and Dower therein TO HAVE AND TO HOLD the said premises to the said party of the second part, his heirs and assigns forever.

This conveyance is made subject to any lien, encumbrance, charge or claim which may be against the premises and should any such lien, encumbrance, charge or claim appear, the same is hereby assumed by the party of the second part. Party of the second part hereby assumes and agrees to pay the 1983 real property taxes against the premises. Party of the first part hereby assigns all her right, title and interest in and to any rents and under any lease to party

of the second part with party of the first part being relieved from any further responsibility as lessor. Party of the first part likewise assigns all her right, title and interest in and to any prepaid fire insurance on the premises.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set hands and seals the day and year first above written.

Deborah B. Martin
DEBORAH B. MARTIN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the Said County and State, the within named DEBORAH B. MARTIN, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained as her free and voluntary act.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of June, 1983.

Mary Kelly Wilson
Notary Public

My Commission Expires: 10-21-84

FELIX DAVIDSON COUNTY, TENN.
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IDENTIF. REFERENCE
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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I swear that this conveyance is not taxable under T.C.A. §67-4102, Item S, paragraph (a)(2)(E).

James D. Sexton ATTORNEY

Subscribed and sworn to before me, this 12th day of July, 1983.

Notary Public

My Commission Expires: 4-20-86