Address of New Owner: (Send tax bills to same)

Wards Company, Inc.
2040 Thalbro Street
Richmond, VA 23230

Map: 163-0-246

This deed prepared by:

Nancy R. Little, Esq.
McGuire, Woods & Battle
1400 Ross Building
Richmond, VA 23219

BOOK 6203 PAGE 428

QUITCLAIM DEED

THIS INDENTURE, dated as of December 14, 1983, by and between WARDS COMPANY, INC., a Virginia corporation ("Grantor") as the sole shareholder of Dixie of Tennessee, Inc., a voluntarily dissolved Virginia corporation ("Dixie") and WARDS COMPANY, INC., a Virginia corporation ("Grantee").

W I T N E S S E T H:

THAT, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained and sold, and by these presents, does bargain, sell, remise, release and forever quitclaim unto Grantee, its successors and assigns, all right, title and interest, claim and demand which Grantor has or may have had in and to all those tracts or parcels of unimproved land lying and being in Davidson County, Tennessee and being more particularly described in Exhibit "A" attached hereto and by reference made a part hereof (hereinafter called the "Property").

This deed is made for the sole purpose of effecting the Plan of Liquidation, approved by Dixie by a resolution adopted on February 10, 1981, a copy of which is attached hereto as Exhibit B, authorizing the distribution of Dixie's assets and property, including the Property, to Grantor, Dixie's sole shareholder, after payment of, or provision for payment of, all of Dixie's debts, which payment or provision for payment has been made.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by the undersigned duly authorized officers.

WARDS COMPANY, INC., a
Virginia corporation

By _____

Title President

WARDS COMPANY, INC. [SEAL]

ATTEST:

By _____

Title Secretary

12/28 18.00

STATE OF VIRGINIA

CITY/~~COUNTY~~ OF RICHMOND :

Before me, the undersigned authority, of the State and City/~~County~~ aforesaid, personally appeared Alan L. Wurtzel, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Wards Company, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of such corporation by himself as President.

Witness my hand and seal of office in Richmond, Virginia, this 15th day of December, 1983.

[Notarial Seal]

Betty J. Holmes
Notary Public

My commission expires: 10/16/87.

STATE OF VIRGINIA

CITY/~~COUNTY~~ OF RICHMOND :

Before me, the undersigned authority, of the State and City/~~County~~ aforesaid, personally appeared Gertrude Gibson, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary of Wards Company, Inc., the within named bargainor, a corporation, and that she as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of such corporation by herself as Secretary.

Witness my hand and seal of office in Richmond, Virginia, this 15th day of December, 1983.

[Notarial Seal]

Betty J. Holmes
Notary Public

My commission expires: 10/16/87.

EXHIBIT A

Being a parcel of land in the 1st Civil District, Nashville, Davidson County, Tennessee, lying east of Hickory Hollow Parkway, south of Bell Road and north of Hickory Lane, known as Tract A-6, Hickory Hollow Mall, Section 11, of record in Book 5190, page 327, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the southerly margin of Bell Road, 284± feet east from the centerline of Hickory Hollow Parkway; thence, with the southerly margin of Bell Road along a curve to the right having a central angle of 3° 38' 06", a radius of 2,790 feet, 177.00 feet to a point; thence, S 27° 45' E 168.00 feet to a point; thence, S 43° 48' 16" E, 131.98 feet to a point in the northerly margin of Hickory Hollow Lane; thence, with said Lane along a curve to the left in a southwesterly direction, said curve having a central angle of 4° 58' 16", a radius of 380 feet, 32.97 feet to a point; thence, S 20°, 10' W, 101.56 feet to a point, the beginning of a curve to the right; thence, with said curve to the right in a southwesterly direction, said curve having a central angle of 5° 44' 55", a radius of 270 feet, 27.09 feet to a point; thence, N 43° 08' 11" W, 217.30 feet to a point; thence, N 38° 28' 10" W, 179.76 feet to the point of beginning.

Being the same real estate conveyed to Dixie of Tennessee, Inc. by deed from Hickory Hollow Mall, Inc., a Georgia corporation, and Intereal Company, a Tennessee corporation, together doing business as Hickory Hollow Associates, a joint venture, dated June 18, 1979, recorded in the Register's Office for Davidson County, Tennessee in Book 5454, page 414.

I hereby swear and affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is less than $50.00.

By _____
Affiant

Title President
WARDS COMPANY, INC.

STATE OF VIRGINIA

CITY/~~COUNTY~~ OF RICHMOND :

Before me, the undersigned authority, of the State and City/~~County~~ aforesaid, personally appeared Alan L. Wurtzel, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/~~herself~~ to be the President of Wards Company, Inc., a corporation, and that ~~she~~/he as such President, being authorized so to do, executed the foregoing affidavit for the purposes therein contained by signing the name of such corporation by himself/~~herself~~ as President.

Witness my hand and seal of office in Richmond, Virginia, this 15th day of December, 1983.

Betty J. Holmes
Notary Public

[Notarial Seal]

My commission expires: 10/16/87.

H9451 4

IDENTIF. REFERENCE

Dec 29 2 02 PM '83

FELIX A. JOHNSON, JR. REGISTER
DAVIDSON COUNTY, TN

EXHIBIT B

PLAN OF LIQUIDATION
of
DIXIE OF TENNESSEE, INC.

WHEREAS, the sole stockholder of Dixie of Tennessee, Inc. (the "Corporation") has executed and delivered to this Corporation a consent to the dissolution of the Corporation; and

WHEREAS, this Corporation is to be voluntarily dissolved pursuant to the appropriate provisions of The Virginia Stock Corporation Act; and

WHEREAS, it is now desired that a plan be effected for the complete liquidation of this Corporation as of the close of business on February 28, 1981;

NOW, THEREFORE, BE IT RESOLVED, that the following plan for the complete liquidation of this Corporation as of the close of business on February 28, 1981 be, and hereby is, adopted:

(1) The proper officers of this Corporation shall forthwith file the appropriate Statement of Intent to Dissolve pursuant to the provisions of The Virginia Stock Corporation Act.

(2) The assets and property of this Corporation, subject to its liabilities, shall be assigned and conveyed to Wards Company, Inc., the sole shareholder of this Corporation, upon said shareholder agreeing to assume and pay said liabilities and surrendering for cancellation the certificates representing all of the outstanding shares of stock of this Corporation; and the proper officers of this Corporation shall execute, endorse and deliver all assignments, powers, deeds, bills of sale and documents of conveyance or other documents necessary to effect such conveyance to the sole shareholder.

(3) Upon such conveyance and assumption, this Corporation shall be dissolved, and the proper officers of this Corporation shall file with the State Corporation Commission of the Commonwealth of Virginia the appropriate Articles of Dissolution pursuant to the provisions of the Virginia Stock Corporation Act, and such other documents as may be required under the laws of Virginia or of the United States as in such case may be provided.

UNANIMOUS CONSENT
of
THE BOARD OF DIRECTORS
of
DIXIE OF TENNESSEE, INC.

BOOK 6203 PAGE 433

The undersigned, being all of the Directors of the above Corporation, do hereby grant their unanimous consent to the adoption of the preambles and resolution attached hereto and made a part hereof, said preambles and resolution constituting the Plan of Liquidation of the above Corporation, said liquidation to be effective as of the close of business on February 28, 1981.

Alan L. Wurtzel

Daniel Rexinger

Edward Villanueva

DATED: February 10, 1981