82397

SEND TAX BILLS TO:
AT&T Communications
District Manager-Property Tax Compliance
340 Mount Kemble Avenue
Morristown, N.J. 07960

This instrument was prepared by Rebecca Mullin Lough, Attorney, P.O. Box 10, Room 356, Nashville, TN 37202.

Map 42-16
Par 162.00

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into on this the 2d day of December, 1983, by and between SOUTH CENTRAL BELL TELEPHONE COMPANY, a corporation created and existing under the laws of the State of Delaware, having its principal office at Birmingham, Alabama, party of the first part, and AT&T Communications of the South Central States, Inc., a corporation created and existing under the laws of the State of Delaware, having its principal office at 295 North Maple Avenue, Basking Ridge, New Jersey, party of the second part,

WITNESSETH: BOOK 6209 PAGE 255

That for and in consideration of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and pursuant to the Modification of Final Judgment entered by the District Court for the District of Columbia in United States v. Western Electric Co., et al, Civil Action No. 82-0192, and the Plan of Reorganization approved by the District Court on August 5, 1983, the party of the first part does hereby convey and quitclaim unto the party of the second part, its successors and assigns forever, all its right, title and interest in and to the following described real estate located in Davidson County, Tennessee:

LYING in the 11th, formerly the 19th Civil District of Davidson County, Madison, Tennessee, and being the same property conveyed to A. F. Helm from F. M. Fergusson, et ux, by deed of record in Book 674, Page 87, Register's Office of Davidson County, and being the same property conveyed to Eugene W. Helm, Frank G. Helm and Cyde Helm by Raymond C. Pruitt and wife, Edna P. Pruitt, as recorded in Book 2929, Page 47, Register's Office of Davidson County, and being more particularly described as follows, according to survey of Barge, Waggoner & Sumner, dated November 20, 1969:

BEGINNING at a point where the West right-of-way line of a 50-foot private roadway intersects the North property line of Madison Square Shopping Center (Chemical Securities Company) as recorded in Deed Book 3908, Page 3, Register's Office of Davidson County; thence North 88° 17' West, 477.1 feet along the North face of a concrete retaining wall to a point that is 30 feet East of the centerline of the Northbound main track of the Louisville and Nashville Railroad Company; thence North 16° 00' East, 299.4 feet along a line that is 30 feet distant from and parallel to the centerline of the Northbound main track of the Louisville and Nashville Railroad Company; thence South 74° 00' East, 88.0 feet to a point that is 118.0 feet from the centerline of the Northbound main track of the Louisville and Nashville Railroad Company, also the Southeast corner of a one-acre tract conveyed to the Louisville and Nashville Railroad Company by Charles E. Woodruff, as recorded in Deed Book 43, Page 378, Register's Office of Davidson County; thence North 16° 00' East 484.0 feet along a line that is 118.0 feet distant from and parallel to the centerline of the Northbound main track of the Louisville and Nashville Railroad Company, this point also being the Northeast corner of the above described one-acre tract; thence South 74° 00' East, 55.00 feet to a point that is 173.0 feet distant from and measured perpendicular to the centerline of the Northbound main track of the Louisville and Nashville Railroad Company, also the Southeast corner of a 0.75 acre tract conveyed to Louisville and Nashville Railroad Company by John Woodruff, Jr. and recorded in Book 253, Page 68, Register's Office of Davidson County; thence North 16° 00' East, 108.5 feet along the East line of a 0.75 acre tract of land conveyed to the Louisville and Nashville Railroad Company by John J. Woodruff as recorded in Book 253, Page 68, Register's Office of Davidson County, to a point in the South right-of-way line of

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Madison Street; thence South 88° 31' East, 253.2 feet along the South right-of-way line of Madison Street to a point in the West right-of-way line of a 50 foot wide private roadway leading from Madison Street Southward to Madison Square Shopping Center, said 50 foot right-of-way being recorded in Book 3859, Page 132, Register's Office of Davidson County, and Book 3709, Page 37, Register's Office of Davidson County; thence South 10° 56' West, 840.9 feet along the West right-of-way of the above described 50 foot private roadway to the point of beginning containing 308,426 ± square feet or 7.08 acres ±.

This conveyance is made subject to a lease covering a small portion of the property described above and being in the Southwest corner of the above described tract. Said lease executed by Eugene W. Helm, et al, to Transit-Ready Mix, Inc. on March 23, 1967, and is unrecorded. Said lease was originally for a two-year period and contains a provision permitting the renewal of same on an annual basis through June 30, 1971.

ALL BEING the same property conveyed to South Central Bell Telephone Company by Eugene W. Helm, Frank G. Helm and Miss Clyde Helm, being all of the heirs at law of A. F. Helm, deceased, by deed dated December 22, 1969, which deed is recorded at Book 4388, pages 217-220, Register's Office of Davidson County, Tennessee.

together with the appurtenances and with all improvements therein and fixtures attached thereto, and all the estate and rights of the party of the first part in and to said premises.

And the party of the first part does convenant with the party of the second part that it will, upon the reasonable request of the party of the second part, its successors and assigns, execute, acknowledge and deliver such further instruments as may reasonably be required to make effective and confirm this conveyance and to aid and assist the party of the second part, its successors and assigns, in obtaining possession of the premises and in establishing its title to the premises.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by its duly authorized representative as of the date first set forth above.

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IDENTIF. REFERENCE

JAN 5 10 59 AM '84

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SOUTH CENTRAL BELL TELEPHONE COMPANY

By: J. L. Johnson

Name: J. L. JOHNSON

Title: VICE PRESIDENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Elizabeth H. Eakes, a Notary Public of the State and County aforesaid, personally appeared J. L. Johnson, with whom I am personally acquainted or who proved to me his identity upon the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Vice President of South Central Bell Telephone Company, the within named bargainor, a corporation, and that he, as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as its Vice President.

WITNESS my hand and seal, at office in Nashville, this 2d day of December, 1983.

Elizabeth H. Eakes
NOTARY PUBLIC

My Commission Expires Oct. 21, 1984

My Commission Expires: _____