1-23-84
CBRJR:jm

mail

THIS INSTRUMENT PREPARED BY:
Charles B. Reasor, Jr.
3305 West End Avenue
Nashville, TN 37203

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Lyle Lane Joint Venture c/o JMR Investments P. O. Box 121086 Nashville, TN 37212	Teachers Insurance and Annuity Association of America 730 Third Avenue New York, NY 10017	Map 106-14 Parcels 153 & 182 FB# 6DA8483

JOE M. RODGERS, d/b/a MANAGEMENT INVESTMENT ASSOCIATES, a Tennesssee sole proprietorship, formerly a Tennessee general partnership, has bargained and sold and does hereby transfer and convey unto LYLE LANE JOINT VENTURE, a Tennessee joint venture composed of the said Joe M. Rodgers d/b/a Management Investment Associates and Daniel Dunn Singelyn, its successors and assigns forever, certain improved real property in the State of Tennessee, more particularly described as follows to-wit:

LAND in Davidson County, Tennessee, being Lots Nos. 6, 7, 8, 9 and 10, on the second revised Plat of Commercial Park South, of record in Book 4675, Page 111, as further revised in Book 5060, Page 153, Register's Office for said County, and described according to a survey by John C. Hayes, Jr. and Associates, dated October 4, 1977.

BEGINNING at a point at the intersection of the right-of-way at Lyle Lane and Park South Court and the north boundary of Lot No. 6; thence South 78 deg. 55' 05" East, 465.0 feet to the common corner of Lots 10 and 12; thence, South 11 deg. 04' 55" West 195.0 feet to the southern boundary of the property herein described and being the common corners of Lots 10 and 12; thence, with the south boundary of said property North 78 deg. 55' 05" West, 490.0 feet to a point in the east right-of-way of Park Court South and being the southwest corner of Lot No. 6; thence, with said right-of-way North 11 deg. 04' 55" East 170.0 feet to a point of curvature of a 25 foot radius curve to the right; thence, along said curve 39.27 feet to the point of beginning, containing 2.19 acres, more or less.

4417 02/21 12.00- CHECK

This is improved property located at 129, 133, 137, 141, 145, and 149 Lyle Lane, Nashville, TN 37211.

This Property is conveyed subject to taxes, restrictions and encumbrances as may affect the same, whether of record or not, including, but not limited to:

1. 1984 Metropolitan Nashville and Davidson County Real Property Taxes, a lien, but not presently due and payable;

2. The Plans of record in Book 5060, Page 153, and Book 4675, Page 111, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 15-ft. minimum building setback line from Lyle Lane and from Park South Court, a 20-ft. easement for public utilities and drainage along the rear lines of said Lots, and a utility anchor easement, 2.5 x 25 ft., located on the southwest corner of said Lot No. 6;

3. Easement for Sanitary Sewers and/or Storm Drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Louise P. Young, et al, across the premises as set out in an instrument of record in Book 4260, Page 652, Register's Office for Davidson County, Tennessee;

4. Easement for Sanitary Sewers and/or Storm Drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Kenneth M. Campbell, across the premises as set out in an instrument of record in Book 4246, Page 170, Register's Office for Davidson County, Tennessee;

5. Easement for Sanitary Sewers and/or Storm Drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Kenneth K. Campbell and wife, across said premises as set out in an instrument of record in Book 4433, Page 162, Register's Office for Davidson County, Tennessee;

6. Deed of Trust executed by Management Investment Associates to G. Keeling Turner, II, and Martin Cleary, Trustees, to secure an indebtedness in the original principal amount of $420,000.00, payable to Teachers Insurance and Annuity Association of America, as of record in Book 5271, Page 10, Register's Office for Davidson County, Tennessee;

7. Assignment of Lessor's Interest in Leases, as additional collateral for the indebtedness secured by the aforesaid Deed of Trust, as of record in Book 5271, Page 23, Register's Office for Davidson County, Tennessee; and

8. Unrecorded Leases and rights of parties in possession thereunder.

IN WITNESS WHEREOF, Joe M. Rodgers, d/b/a Management Investment Associates, has executed this Quitclaim Deed, on this 31 day of January, 1984, but as of the 1st day of January, 1984.

JOE M. RODGERS, d/b/a MANAGEMENT INVESTMENT ASSOCIATES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6234 PAGE 169

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

Sandra M. Mitchell
AFFIANT

Subscribed and sworn to before me this 31 day of January, 1984.

Mary E Piloske
NOTARY PUBLIC

MY COMMISSION EXPIRES:
Jan 20, 1985

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, Mary E. Piloske, a Notary Public of the State and County aforesaid, personally appeared JOE M. RODGERS, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be doing business as Management Investment Associates, the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this 31st day of January, 1984.

Mary E. Piloske
NOTARY PUBLIC

MY COMMISSION EXPIRES:
Jan 20, 1985

EXHIBIT "A"
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lots Nos. 6, 7, 8, 9 and 10, on the second revised Plat of Commercial Park South, of record in Book 4675, Page 111, as further revised in Book 5060, Page 153, Register's Office for said County, and described according to a survey by John C. Hayes, Jr. and Associates, dated October 4, 1977.

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IDENTIF. REFERENCE
FEB 21 11 24 AM '84
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN