This instrument prepared by:

Owens & Herring
Suite 200
200 Fourth Avenue North
Nashville, TN 37219

BOOK 6436 PAGE 508

QUITCLAIM DEED

Address of New Owner:

Fepejido, Inc.
P. O. Box 110378
Nashville, TN 37211

Send Tax Bills To:

Same

Map and Parcel No.(s):

Davidson County - Part of 106-77
Montgomery County - WI-C163-22

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, C. C. & S. of Evansville, a Partnership, by these presents does hereby quitclaim and convey unto Fepejido, Inc., a Tennessee Corporation, all of its right, title and interest in and to the following described tracts of land:

1. A tract of land referred to hereinafter as tract "A" in the first, formerly Third, Civil District of Davidson County, Tennessee, being more fully described as follows:

Beginning at an iron pin on the northeasterly margin of Murfreesboro Road, U.S. 41, Tenn. 70-S, at the westerly corner of the Louise Martinez tract (Book 4413, Page 993, R.O.D.C.), said iron pin is northwesterly a distance of 507.4' from the centerline of Millwood Drive and proceeding as follows:

1. With the northeasterly margin of Murfreesboro Road, N 45°45' W a distance of 145.80' to an iron pin; thence,
2. Severing the land of which this is a part, N 44°15' E a distance of 50.16' to an iron pin; thence,
3. N 35°11'20" E a distance of 324.25' to an iron pin; thence,
4. S 55°53' E a distance of 207.38' to an iron pin; thence,
5. S 34°07' W a distance of 284.00' to an iron pin in an old fence line; thence,
6. N 45°45' W a distance of 80.00' to an iron pin; thence,
7. S 34°07' W a distance of 129.30' to the point of beginning and containing 73,207 square feet or 1.681 acres.

A 25-foot perpetual, non-exclusive easement for Ingress & Egress along the northwesterly side of tract "A", calls 2 and 3 above, and running with the title to tract "A", being more fully described as follows:

Beginning at an iron pin in the northeasterly margin of Murfreesboro Road at a point 145.80' from the point of beginning of the above described tract of land herein conveyed and proceeding as follows:

1. N 45°45' W a distance of 25.00' to a point; thence,
2. N 44°15' E a distance of 48.18' to a point; thence,
3. N 35°11'20" E a distance of 321.80' to a point; thence,
4. S 55°53' E a distance of 25.00' to an iron pin; thence,

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1242

5. S 35°11'20" W a distance of 324.25' to an iron pin; thence,
6. S 44°15' W a distance of 50.16' to the point of beginning and containing 9,305 square feet or 0.214 of an acre.

Reserved therefrom is a perpetual, non-exclusive 25-foot Ingress and Egress Easement in favor of Judy's Foods, Inc., along the northwesterly side of tract "A", calls 2 and 3 above, being more fully described as follows:

Beginning at an iron pin in the northeasterly margin of Murfreesboro Road at a point 145.80' from the point of beginning of the above described tract of land herein conveyed and proceeding as follows:

1. N 44°15' E a distance of 50.16' to an iron pin; thence,
2. N 35°11'20" E a distance of 324.25' to an iron pin; thence,
3. S 55°53' E a distance of 25.00' to a point; thence,
4. S 35°11'20" W a distance of 326.70' to a point; thence,
5. S 44°15' W a distance of 52.14' to a point on the northeasterly margin of Murfreesboro Road; thence,
6. N 45°45' W a distance of 25.00' to the point of beginning and containing 9,416 square feet or 0.216 of an acre.

All of the above is as described by a survey of Ragan-Smith & Associates, Inc., dated July 5, 1979, and being the same property conveyed to Jim P. Demos by deed from Judy's Foods, Inc., of record in Deed Book 5475, Page 89, Register's Office Davidson County, Tennessee, and as further clarified in a certain Deed of Correction of record in Deed Book 5536, Page 314, Register's Office, Davidson County, Tennessee, and is part of the property conveyed to Judy's Foods, Inc., by deed recorded in Book 5072, Page 459, Register's Office Davidson County, Tennessee.

Tract "A" is subject to a 20-foot Permanent Sanitary Sewer and Storm Drainage Easement conveyed to the Metropolitan Government of Davidson County in Book 4651, Page 30, R.O.D.C., Tennessee.

Tract "A" is also subject to a 25-foot Egress and Ingress Easement as set out in deed from the State of Tennessee to G. M. Cooper, et ux., Bessie S. Cooper, recorded in Deed Book 1562, Page 497, R.O.D.C., Tennessee.

Tract "A" is also subject to a restrictive covenant that any building located on said tract "A" shall be set back at least 40 feet from the northeasterly margin of Murfreesboro Road. Such restrictive covenant shall run with said tract "A" and shall be binding for a period of thirty years from the date hereof.

Judy's Foods, Inc., reserved unto itself in the Deed of Correction heretofore referred to, the right to compel the titleholder to convey, without consideration, the land over which the easement has been reserved to Judy's Foods, Inc., should such conveyance be necessary to be made to the proper metropolitan or state governmental authority, by dedication or otherwise, or to any other party, in order for Judy's Foods, Inc., its successor or assigns, to develope and/or sell the property located behind and to the north of tract "A" herein conveyed; provided, however, that such conveyance does not impair the titleholder's right to continue to use said land, together with the easement conveyed to him, for ingress and egress purposes.

2. A tract of land located in the 7th Civil District of Montgomery County, Tennessee, described as follows:

Beginning at an iron pin in the southwest margin of U.S. Highway 41-A, said iron pin being 509 plus or minus feet southeast of the center line of Fontainebleau Road as measured along the southwest margin of U.S. 41-A, thence with U.S. Highway 41-A, south 33° 39' east 421.55 feet to an iron pin; thence south 69° 27' west 225 feet to an iron pin; thence south 54° 59' 35" west 65 feet to an iron pin; thence north 35° west 375.75 feet to an iron pin; thence north 57° 2' 34" east 293 feet to the point of beginning. Being the same property conveyed to Jim P. Demos by deed from Melvin W. Jackson of record in Volume 252, Page 110, and being a part of the same property conveyed to Melvin W. Jackson by deed from Mrs. Alice M. Day et al of record in O. R. Book 137, Page 321, Register's Office for Montgomery County, Tennessee.

All the above being the tracts and easements set forth in a certain Statement of Beneficial Ownership acknowledging that legal title thereto was held by Jim P. Demos and Doris S. Demos for convenience only and beneficial ownership and enjoyment of said tracts of land and easements was as follows:

| Name | Interest |
|---|---|
| Jim P. Demos and wife, Doris S. Demos | one-half (1/2) |
| C. C. & S. of Evansville | one-half (1/2) |

Said Statement of Beneficial Ownership is of record in Deed Book 6259, Page 435, Register's Office for Davidson County, Tennessee, and Volume 352, Page 1872, Register's Office, Montgomery County, Tennessee, and said beneficial ownership was terminated and title to all the above tracts and easements was conveyed to the beneficiaries by deed as follows: one-half (1/2) undivided interest to C. C. & S. of Evansville, a Partnership, and one-half (1/2) undivided interest to Jim P. Demos and Doris S. Demos, individually, by Jim P. Demos individually and as Trustee and Doris S. Demos joined in that conveyance for the purpose of conveying any marital interest she may have acquired in the subject property and further for the purpose of conveying any interest she may have acquired as the result of the Statement of Beneficial Ownership, of record in deed book 6259, Page 435, Register's Office Davidson County, Tennessee, and Volume 352, Page 1872, Register's Office Montgomery County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

C. C. & S. of Evansville,
a Partnership

General Partners

Estate of Roland L. Cody

11-26-84
Date

By: Roland L. Cody, Jr.
Roland L. Cody, Jr.,
Administrator, c.t.a.

11-23-84
Date

B. H. Cody
B. H. Cody

11-23-84
Date

M. A. St. John
M. A. St. John

STATE OF South Carolina

COUNTY OF Charleston

Personally appeared before me, BRIAN F. Kernaghan, a Notary Public in and for said County and State, Roland L. Cody, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Charleston, South Carolina, this 26th day of November, 1984.

Brian F. Kernaghan
Notary Public

Commission Expires: 6-27-90

STATE OF South Carolina

COUNTY OF Charleston

Personally appeared before me, BRIAN F. Kernaghan, a Notary Public in and for said County and State, B. H. Cody, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Charleston, South Carolina, this 23d day of November, 1984.

Brian F. Kernaghan
Notary Public

Commission Expires: 6-27-90

STATE OF South Carolina

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COUNTY OF Charleston

Personally appeared before me, Brian F. Kernaghan, a Notary Public in and for said County and State, M. A. St. John, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Charleston, South Carolina, this 23d day of November, 1984.

Brian F. Kernaghan
Notary Public

Commission Expires: 6-27-90

The actual consideration for this transfer is $847,582.00

Roland L. Cody, Jr.
Roland L. Cody, Jr., Affiant

STATE OF South Carolina

COUNTY OF Charleston

Subscribed and sworn to before me, this the 26th day of November, 1984.

Brian F. Kernaghan
Notary Public

My Commission Expires: 6-27-90

I-66823

IDENTIFICATION REFERENCE

Nov 30 11 19 AM '84

REGISTER
DAVIDSON COUNTY, TN

RUSH

# OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6436 PAGE 513

| | | |
|---|---|---|
| CO -CONVEYANCE | CC -CERTIFIED COPY | MISC -MISCELLANEOUS |
| MO -MORTGAGE | REL -RELEASE | CO TX -STATE TAX CONVEY |
| WD -WARRANTY DEED | UCC -UNIFORM COMMERCIAL CODE | MO TX -STATE TAX MORT |
| TD -TRUST DEED | | PRFEE -PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

847582.00- CAMT.
2203.76 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 2219.26-
1242A11/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-6682 3

IDENTIF. T REFERENCE

Nov 30 11 19 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0089173