THIS INSTRUMENT PREPARED BY: PATRICIA SPICER CARDEN, ATTORNEY-AT-LAW
236 FOURTH AVENUE NORTH, SUITE 200
NASHVILLE, TENNESSEE 37219

B5710

BOOK 6488 PAGE 839

QUITCLAIM DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Tenna Ltd.	Same	Tract 1: 78D Grp. A 005.00
Hoover Plaza		Tract 2: 63J Grp. C 30.00
~~500 Southland Drive~~		
Suite 114		Tract 3: 04D 12879 087-13-0 026.00
~~Birmingham, AL 35226~~		

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar and other valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Federal Properties, Inc.

does hereby transfer, quitclaim and convey unto Tenna Ltd., a Tennessee Limited Partnership

all right, title and interest ~~that~~ I may possess in the following described real property, to wit: (its 45% undivided interest) it

Tract 1:

Land in the City of Franklin, the Ninth Civil District of Williamson County, Tennessee, being Lot No. 5 on the plan of Hickory Ridge Subdivision, of record in Plat Book 7, page 102, Register's Office for said County.

Said Lot No. 5 fronts 95.11 feet on the northerly margin of Hickory Ridge Drive and extends back 153.98 feet on the westerly line and 195.73 feet on the easterly line to a dead line in the rear, measuring 88.00 feet thereon.

Being the same property conveyed to Joseph P. Bonin and wife, Elizabeth A. Bonin a 55% undivided interest and Federal Properties, Inc. a 45% undivided interest by deed from Federal Home Builders, Inc. of record in Book 498, page 836, Register's Office for Williamson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 370, page 887, as amended in Book 382, page 187; Book 405, page 145; and Book 409, page 147, said Register's Office, and to the matters set forth in the above referenced plan of record. The second and third amendments to the restrictive covenants (Book 405, page 145 and Book 409, page 147) were declared null and void by order of the Williamson County Chancery Court in Suit No. 15173.

Tract 2:

Land in the City of Franklin, in the Ninth Civil District of Williamson County, Tennessee, being Lot No. 28 on the plan of Magnolia Place, of record in Plat Book 7, page 7, Register's Office for said County.

Said Lot No. 28 fronts 70.00 feet on the easterly margin of Del Rio Pike and extends back 144.23 feet on the northerly line and 135.45 feet on the southerly line to a dead line in the rear, measuring 88.10 feet thereon.

Being the same property conveyed to James Kelly and wife, Barbara J. Kelly a 55% undivided interest and Federal Properties, Inc. a 45% undivided interest by deed from Federal Home Builders, Inc. of record in Book 501, page 675, Register's Office for Williamson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 326, page 380; Book 352, page 336, said Register's Office, and to the matters set forth in the above referenced plan of record.

See also attached Exhibit A

This conveyance is subject to any and all restrictions, easements or deeds of trust which may appear of record.

WITNESS my hand this 31st day of December, 1984.

Federal Properties, Inc.
BY: Susan Farmer, Sec.
Susan Farmer, Secretary

BY: Patricia Spicer Carden, Attorney-in-Fact
By: Patricia Spicer Carden, Atty-in-fact

Federal Properties, Inc.
BY:
Thomas V. Robinson, Vice-president

CB/JP

Exhibit A

Tract 3:

Land in Davidson County, Tennessee, being Lot No. 44 on the plan of Central Valley Forest, of record in Book 5800, page 72, Register's Office for said County.

Said Lot No. 44 fronts 70.00 feet on the northwesterly margin of Central Valley Drive and extends back 120.00 feet on the northeasterly line and 121.96 feet on the southwesterly line to a dead line in the rear, measuring 62.44 feet thereon.

Being the same property conveyed to Jerry W. Wilson and Lester E. Steeley a 55% undivided interest and Federal Properties, Inc. a 45% undivided interest by deed from Federal Home Builders, Inc. of record in Book 6419, page 824, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 5903, page 660, said Register's Office, and to the matters set forth in the above referenced plan of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration ~~or value, whichever is greater~~, for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 31st day of December, 1984.

Notary Public

My commission expires: My Commission Expires Oct. 24, 1988

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Thomas V. Robinson and Patricia Spicer Carden as Attorney-in-Fact for Susan Farmer with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the Vice President and Attorney-in-Fact for Secretary respectively of the Federal Properties, Inc. the within named bargainor, a corporation, and the they as such Vice President and Attorney-in-Fact for Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Thomas V. Robinson as such Patricia Spicer Carden, and attesting the same by the said Vice President as such Attorney-in-Fact for Secretary.

Witness my hand and official seal at Nashville, Tennessee on this the 7 day of Feb, 1985

My Commission Expires: Jan-10,1987

Notary Public

CHECK # 9500 - 02/07/85 - 1:8:1:6:4:3

IDENTIF. REFERENCE

FEB 7 12 19 PM '85

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

CB/JP