EXHIBIT "A"

LEGAL DESCRIPTION

LAND in the 5th Civil District of Davidson County, Tennessee, being Tract No. 13 on the survey of a portion of the Burkitt property by A & A Engineer's, Inc., dated May 18, 1976, George Anton, Engineer, which survey is not of record, said Tract No. 13 being more particularly described according to such survey as follows:

BEGINNING at a point in the east margin of Battle Road, Burkitt's new southwest corner, thence with the east margin of Battle Road S 5° 26' 21" W 320.0 feet to a point, the northwest corner of Tract No. 14 in said survey; thence with the line between Tracts Nos. 13 and 14 in said survey S 85° 10' 12" E 2172.80 feet to a point, the northeast corner of Tract No. 14; thence with the line between Tracts Nos. 13 and 16 N 1° 56' 30" E 200.0 feet to a point, the southeast corner of Tract No. 8 in said survey; thence with south lines of Tracts Nos. 8, 9, 10, 11, and 12 in said survey N 82° 45' 21" W 1630.98 feet to a point, Burkitt's new southeast corner; thence with Burkitt's new south line N 79 ° 36' 50" W 532.28 feet to the point of beginning, containing by said survey 12.37 acres, more or less.

BEING the same property conveyed to Thomas Loyd Burton and wife, Pamela Wheeler Burton, by deed of record in Book 5047, Page 722, Register's Office for Davidson County, Tennessee.

DUPLICATE
Tax paid on this
In the amount of $300
on instrument # I 88244
recorded in Davidson
County Registers Office
Date 3-11-85
Dep. Reg.

7523 03/11 5.00- CHECK

BOOK 6507 PAGE 755

Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

FROM

PAMELA A. BAGGENSTOSS and
NAOMI W. ARNOLD

TO MARTIN A. KOOPERMAN

FROM

MARTIN A. KOOPERMAN

AND

TO PAMELA A. BAGGENSTOSS

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela A. Baggenstoss (NAME) Unit315-5	Third National Mortage Co. (NAME)	Map 162-9B
5600 Country Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	Parcel 86
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	D5U-56135

THIS INSTRUMENT WAS PREPARED BY

MARTIN A. KOOPERMAN
ATTORNEY AT LAW
535 CHURCH STREET, SUITE 1009
NASHVILLE, TN 37219
(615) 242-3416

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ -0- Naomi W. Arnold
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF [illegible] 1985.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create A fee simple absolute in Pamela A. Baggenstoss

We, Pamela A. Baggenstoss and Naomi W. Arnold

by these presents do hereby quitclaim and convey unto MARTIN A. KOOPERMAN, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

A certain condominium apartment in Davidson County, Tennessee described as follows, to-wit:

Cottage No. 315, on the Revised Site Plan, Phase 3, Hickory Valley Condominiums of record in Book 5200, Page 131, said Register's Office to which plan reference is hereby made.

BEING part of the same property conveyed to Pamela A. Baggenstoss and Naomi W. Arnold by deed from Glenn F. Hill and wife, Victoria L. Hill of record in Book 6121, Page 587, Register's Office for said County.

THIS conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof, including but not limited to assessments, all as made and provided in the exhibit to the Master Deed of record in Book 4918, Page 125, Register's Office for Davidson County, Tennessee, to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditionsm covenants, restrictions, options, burdens, liens, assessments and other undertalkings contained in the Master Deed Establishing a Horizontal Property Regime of Hickory Valley Condominiums, Phase 3, as of record in Book 4918, Page 116, as amended in Book 4958, Page 346, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 5600 COUNTRY DRIVE, UNIT 315-5 NASH., TN 37211
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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

03 - 4.00

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