This instrument prepared by Harris A. Gilbert, Attorney,
13th Floor, Third National Bank Bldg., Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map & Parcel Nos.
H. G. Hill Realty Company	SAME	118-15 Par 13
P. O. Box 41503	SAME	118-16 Par 76,77
Nashville, Tennessee 37204	SAME	132-4 Par 2,3,3.1

FOR NO MONETARY CONSIDERATION, **H. G. HILL COMPANY**, a Tennessee Corporation, ("Grantor"), does hereby quitclaim and convey unto **H. G. HILL REALTY COMPANY**, a Tennessee Corporation, ("Grantee"), its successors and assigns, all of its right, title and interest in and to land in Davidson County, Tennessee, more particularly described on Exhibits "A", "B", "C" and "D", attached hereto, and incorporated by reference.

Being the same property conveyed to H. G. Hill Company by deed of record as follows:

Exhibit "A": Conveyed to H. G. HIll Company by deed of H. G. HIll Realty Company, of record in Book 4981, page 360, Register's Office for Davidson County, Tennessee.

X Exhibit "B": Conveyed to H. G. Hill Company by deed of J. Lillard Templeton, Jr. and Gerald E. Sheridan, d/b/a The Sedberry Company, of record in Book 4027, page 230, Register's Office for Davidson County, Tennessee.

X Exhibit "C": Conveyed to H. G. Hill Company by deed of F. G. Cole, Jr., Substitute Trustee, of record in Book 4010, page 779, Register's Office for Davidson County, Tennessee.

X Exhibit "D": Conveyed to H. G. Hill Company by deed of Foster & Creighton Company, a Tennessee corporation, of record in Book 4420, page 14, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Subscribed and sworn to before me, this the 18th day of March, 1985.

H. G. Hill
Affiant

Notary Public

My Commission Expires:
My Commission Expires 10-2-1988

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

Witness my hand this 18th day of March, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

H. G. HILL COMPANY

By: H. G. Hill

03/19/85 4.00 CASH

9965

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jay C. Graves, a Notary Public of the State and County aforesaid, personally appeared H. D. Thompson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Secretary, of the H. G. Hill Company, the within named bargainor, a corporation, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Secretary.

Witness my hand and seal, at office in Nashville, Tenn., this 18th day of March, 1985.

Jay C. Graves
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

My Commission Expires 10-2-1988

TRACT NO. 1: Land in the Sixth Civil District of said County and State, more particularly described according to a survey by Barge, Waggoner and Sumner, Engineers, dated September 25, 1959, as follows:

Beginning at a spike in the center line of an existing road known as Armory Avenue, said spike being north 87 deg. 14' west 1534.38 feet from the intersection of said Armory Avenue with Sidco Drive; thence north 2 deg. 46' east 450.0 feet to an iron pin, said line being 30 feet east of and parallel to an existing paved street; thence south 87 deg. 14' east 630.0 feet to an iron pin; thence south 2 deg. 46' west 450.0 feet to the center line of Armory Avenue; thence north 87 deg. 14' west 630.0 feet to the point of beginning, containing 6.51 acres, more or less.

Being the same real property conveyed to H. G. Hill Company by deed of H. G. Hill Realty Company, of record in Book 4981, Page 359, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: Land in the Sixth Civil District of Davidson County, Tennessee, described partly according to a survey made by Barge, Waggoner & Sumner, Engineers, May 6, 1960, and partly according to a survey made by James L. Murphy, Jr., and Company, August 13, 1965, as follows:

Beginning at an iron pin on the northerly margin of Armory Avenue at the intersection of the western boundary line of the property conveyed to Foster and Creighton Company by deed from G. F. Cole, Trustee, et al, of record in Book 2962, page 573, Register's Office for said County, and the northerly margin of said Armory Avenue, said point being south 87 deg. 14' east 30 feet from the center of pavement of Old "G" Avenue; thence with the northerly margin of said Armory Avenue north 87 deg. 14' west 121.97 feet to the beginning of a curve; thence around said curve with a radius of 50 feet northwestwardly 52.31 feet to the easterly margin of Powell Avenue; thence with said Avenue north 27 deg. 17' 14" west 1073.04 feet to the southwest corner of the property conveyed to Belz Investment Company by deed from National Dairy Products Corporation, of record in Book 3939, page 78, said Register's Office; thence with said Belz Investment Company's southerly boundary line south 87 deg. 14' east 921.87 feet to its southeast corner; thence south 2 deg. 46' west 528.72 feet to the northerly boundary line of said Foster and Creighton Company's property; thence with said line north 87 deg. 14' west 219.15 feet to an iron pin; thence with the westerly boundary line of said Foster and Creighton Company's property south 2 deg. 46' west 425 feet to the beginning, containing 12 acres, more or less.

Being part of the real property conveyed to H. G. Hill Company by deed of H. G. Hill Realty Company, of record in Book 4981, Page 359, Register's Office for Davidson County, Tennessee.

This is unimproved property.

This property is unencumbered except as hereinafter set out. This deed and the covenants and warranties herein contained shall also be subject to zoning laws or ordinances and all restrictions, covenants, and easements now running with the land, or with respect to said land, including but not limited to the following if applicable to the land herein conveyed:

(a) Eastment and right-of-way for 12-inch water line and sanitary sewer line shown by survey of James L. Murphy, Jr., and Company, dated August 13, 1965.

(b) Perpetual easements for the use of all of the water and sewage systems, etc., as set out in deeds of record in Book 2271, page 473, Book 2294, page 17, Book 2486, page 314, Book 2707, page 619, Book 2962, page 573, and Book 3102, page 435, said

Register's Office.

(c) Perpetual easements for the use of all of the water and sewer systems, etc., as set out in deeds of record in Book 2271, page 473, Book 2294, page 17, Book 2486, page 314, Book 2707, page 619, Book 2962, page 573, and Book 3102, page 446, said Register's Office.

(d) The easement rights of the City of Nashville as set out in deed of record in Book 3102, page 446, and Book 3102, page 435, Register's Office for Davidson County, Tennessee, and the rights in the City of Nashville to the water mains and equipment appurtenant thereto transferred to the City of Nashville by DeWitt Carter, Trustee, by instrument of record in Book 2244, page 611, Register's Office for Davidson County, Tennessee, which rights, however, are subject to and shall remain subject to the present rights of H. G. Hill Realty Company, grantee of National Dairy Products Corporation, and the grantee under this deed, H. G. Hill Company, as the successor in interest to National Dairy Products Corporation and H. G. Hill Realty Company, to relocate any of said mains and easements which were retained by the grantor in deed to the City of Nashville in Book 2244, page 611, Register's Office for Davidson County, Tennessee.

(e) Rights reserved with reference to uranium, thorium, and all other materials essential to production of fissionable materials as fully set out in deed to DeWitt Carter, Trustee, dated July 8, 1953, filed July 9, 1953, and recorded in Book 2152, page 347, Register's Office for Davidson County, Tennessee.

(f) Any discrepancies, conflicts, encroachments or shortages in areas and boundaries which a correct survey would show.

Grantor, H. G. Hill Company, does further hereby transfer, assign and vest in grantee, H. G. Hill Realty Company, its successors and assigns, all rights that grantor has or may hereafter have in and to all easements and in and to water mains or sewers, in, on or under the above described land, including but not limited to the exclusive right and privilege in grantee, its successors and assigns, to tap or connect to same and grantee, its successors and assigns, shall have any and all rights to move the sewers and water mains now vested in grantor and to enforce any and all assignable rights of grantor with respect to building restrictions and covenants running with the land, including but not limited to such provisions contained in the deed from National Dairy Products Corporation to Belz Investment Company of record in Book 3939, page 78, Register's Office for Davidson County, Tennessee, and any amendment thereto, if any, it being the intent and purpose hereof that all such rights, if transferable, shall be vested in grantee, H. G. Hill Realty Company, its successors and assigns.

EXHIBIT "A"

Land in the 6th Civil District of Davidson County, Tennessee, being a part of the tract conveyed by G. F. Cole, Trustee, to Foster & Creighton Company, of record in Book 2962, Page 573, and more particularly described according to a survey by Barge, Waggoner and Sumner, Engineers, dated October 15, 1964, as follows:

Beginning at a spike in the center line of an existing road known as Armory Avenue, said spike being North 87 deg. 14' west 96.6 feet from the center line of the intersection of Sidco Drive and Armory Drive, said spike also being south 2 deg. 46' west 30.0 feet from an existing concrete monument at the west end of the right of way for Sidco Drive at said intersection; thence north 87 deg. 14' west 349.15 feet with the center line of Armory Avenue to a point; thence north 2 deg. 46' east passing an iron pin at 25.0 feet, in all 450.0 feet to an iron pin in the south boundary of property conveyed to H. G. Hill Company by deed of record in Book 4010, page 779, R.O.D.C.; thence south 87 deg. 14' east with the south boundary line of said H. G. Hill Company property 380.77 feet to an iron pin in the west right of way of Sidco Drive; thence with said right of way of Sidco Drive on a curve to the left, having a central angle of 0 deg. 33.7', a radius of 2044 feet, a distance 20.04 feet to a concrete monument; thence continuing with said west right of way south 0 deg. 06' east 347.94 feet to a concrete monument; thence continuing with said right of way on a curve to the right, having a central angle of 92 deg. 52', a radius of 50 feet, a distance of 81.04 feet to a concrete monument; thence south 2 deg. 46' west 30.0 feet to the point of beginning, containing 4.00 acres, more or less.

Being the same real property conveyed to H. G. Hill Company by deed from J. Lillard Templeton, Jr. and Gerald E. Sheridan, d/b/a The Sedberry Company, of record in Book 4027, Page 230, Register's Office for Davidson County, Tennessee.

This conveyance, however, is made subject to the following:

1. Title to that portion of the premises lying within the right-of-way of Armory Avenue, which is 25 feet x 349.15 feet.

2. An easement for an existing 12" water main running along the eastern extremity of the property and located approximately 5 feet inside the property at the northeast corner and 20 feet inside the property at the southeast corner thereof, said easemenet is 10 feet in width of record in Book 2244, page 611, Register's Office for Davidson County, Tennessee, which is 5 feet on each side of the line.

3. A water main easement 10 feet in width granted the Metropolitan Government of Nashville and Davidson County, Tennessee, and located adjacent and parallel to the north line of the above-described property and extending from the east to the west boundary line of the same, of record in Book 3830, page 247, Register's Office for Davidson County, Tennessee.

4. The rights of Nashville Electric Service, if any, to operate and maintain a pole line approximately 27 feet north of and parallel to Armory Avenue from the east boundary to the west boundary of the above described tract, said easement, if any, does not extend more than 27 feet north of the center line of Armory Avenue.

5. The exception and reservation in favor of the United States of America in and to all fissionable materials, as described and set forth in that certain instrument of record in Book 2152, page 347, of the Register's Office for Davidson County, Tennessee, to which reference is here made for accurate description thereof.

EXHIBIT "B"

Land in the 6th Civil District of Davidson County, Tennessee, being a part of the tract conveyed by the United States of America to DeWitt Carter, Trustee, in Book 2152, page 347, Register's Office for said County, and more particularly described as follows:

Beginning at a point in the west right-of-way line of Sidco Drive, said point 420.55 feet north of the north margin of Armory Drive; thence north 87 deg. 14' west 1270.22 feet to an iron pin; thence north 2 deg. 46' east 590.30 feet to an iron pin; thence south 87 deg. 14' east 475.46 feet to a spike; thence north 4 deg. 01' east 729.12 feet to an iron pin at the southern end of Kraft Drive; thence south 87 deg. 20' east 350.38 feet to a point in the center line of existing railroad track (this line being the southern boundary of Sidco, Section 1, Book 2133, page 115, R.O.D.C.); thence following the center line of said railroad track, south 2 deg. 40' west 393.75 feet to the beginning of a curve; thence continuing with said center line around a curve to the left having a central angle of 67 deg. 41', a radius of 478.34 feet for a distance of 564 feet to the end of the curve; thence continuing with said center line, south 65 deg. 01' east 138.71 feet to the west right-of-way of Sidco Drive; thence with said west right-of-way, south 2 deg. 40' west 353.96 feet to a concrete monument marking the beginning of a curve; thence with a curve to the left having a radius of 2044 feet, a distance of 78.66 feet (the chord being south 1 deg. 33' 51" west 78.66 feet) to the point of beginning, containing 22.9 acres, more or less.

Being part of the real property conveyed to H. G. Hill Company by deed from G. F. Cole, Jr., Substitute Trustee, of record in Book 4010, page 779, Register's Office for Davidson County, Tennessee.

Said property is unencumbered, except as follows:

1. A 25-foot easement for a railroad lead track and utilities extending from Sidco Drive along the northeastern portion of the property to the north line of this tract, said easement having been conveyed in an instrument from G. F. Cole, Jr., Substitute Trustee, to L. & N. Railroad Company, of record in Book 2293, page 573, said Register's Office.

2. A 10-foot easement for a 12-inch water main, lying 5 feet on each side of an existing 12-inch water main, running east and west across the tract, more particularly described as follows:

> Beginning at a point in the west boundary of said tract, N. 2 deg. 46' E, 574 feet from the southwest corner and running south 87 deg. 14' E, 996 feet (said main being parallel to the south property line of said tract) and terminating at the northeastern boundary where same is coincident with the centerline of a railroad spur track, said point being approximately 300 feet northwestwardly (if measured along the railroad) from the western boundary of Sidco Drive, conveyed in an instrument of record in Book 2244, page 611, Register's Office for Davidson County, Tennessee.

3. A 10-foot easement for a gravity sanitary sewer extending from the west line of said property, approximately parallel to the north line for a distance of 530 feet and thence northerly from this point 50 feet to the north property line, and for a 10-inch force main sewer approximately parallel to and 40 feet east of the line whose course is N. 4 deg 01' E, 729.12 feet; this easement being conveyed in the instrument of record in Book 3434, page 174, said Register's Office.

4. Rights reserved with reference to uranium, thorium and all other materials essential to production of fissionable materials

as fully set out in deed to DeWitt Carter, Trustee, of record in Book 2152, page 347, said Register's Office.

EXHIBIT "C"

Land in the Sixth Civil District of Davidson County, Tennessee, conveyed by Foster & Creighton Company, a Tennessee corporation, to H. G. Hill Company, a Tennessee corporation, by deed of record in Book 4420, page 14, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in Foster & Creighton Company's northerly line said point being 380.77 feet westerly from the westerly margin of Sidco Drive and north 2 deg. 46' east 450.00 feet from the center line of Armory Drive, running thence with the present boundary between Foster & Creighton Company and H. G. HIll Company north 87 deg. 14' west 478.60 feet to an iron pin at Foster & Creighton's northwest corner, then with Foster & Creighton's westerly line south 2 deg. 46' west 30 feet to a point, thence south 87 deg. 14' east 478.60 feet to a point in Foster & Creighton's easterly boundary, thence north 2 deg. 46' east with said boundary to the point of beginning, containing approximately 14,358 square feet.

This is unimproved property.

This conveyance is subject to the following restrictions which shall remain in existence only so long as easement of record in Book 3830, page 247, Register's Office for Davidson County, Tennessee, is in existence:

A ten foot easement, as more particularly described in contract between Foster & Creighton Company and H. G. Hill Company, dated March 16, 1970; exception and reservation in favor of the United States of America in and to all fissionable materials, as described and set forth in that certain instrument of record in Book 2152, page 347, Register's Office for Davidson County, Tennessee, to which reference is here made for accurate description thereof; easement for water main granted Metropolitan Government of Nashville and Davidson County, Tennessee, by grant from Foster & Creighton Company of record in Book 3830, page 247, Register's Office for Davidson County, Tennessee; any state of facts which would be disclosed by an accurate survey of the premises; easements or claims of easements not shown by the public records; any lien for mechanics, labor or materials not shown by the public record; taxes or easements not shown by the public record.

EXHIBIT "D"

RECEIVED
MAR 19 10 17 AM '65
REGISTER'S OFFICE
DAVIDSON COUNTY, TN
IDENTIF. REFERENCE
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