This instrument prepared by:
State of Tennessee
Department of Transportation
Legal Division - 700 James K. Polk
Nashville, TN 37219

Project No. QI-440-4(31)205
Davidson County
Tract 156-E & 156-D
Mr. George B. Spencer

BOOK 6542 PAGE 619

Map 104-5
P/o Par. 395 Jo

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of $3,900.00 cash in hand paid by Mr. George B. Spencer, the receipt of which is hereby acknowledged, the STATE OF TENNESSEE, acting by its Commissioner of Transportation, under the authority of Section 12-2-112(a)(9), Tennessee Code Annotated, hereby quitclaims all its right, title and interest unto Mr. George B. Spencer, in and to the following described real estate located in the County of Davidson, Tennessee, and being more particularly described as follows:

Tract No. 156-E

Being a part of Lot 107 of Richland Realty Company's Division "A", Block "4" as of record in Subdivision Book 3890, page 754, Register's Office for Davidson County, and more particularly described as follows:

BEGINNING at a point, said point being at the intersection of the west dedicated right of way line of Park Circle and the north dedicated right of way line of Richland Avenue; thence with the north dedicated right of way line of Richland Avenue; along a curve to the right with a radius of 1,602.02 feet for 534.5 feet to a point of beginning; thence continuing with the north dedicated right of way line of Richland Avenue along a curve to the right with a radius of 1,602.02 feet for 17.5 feet to a point; thence north 6 degrees 40 minutes east for 35.0 feet to a point; thence south 23 degrees 40 minutes east for 26.3 feet back to the point of beginning and containing 230 square feet and being part of the same property conveyed to George B. Spencer, one by Emma Blankenship of record in Book 2994, page 37, and the other by Jessie A. Spencer of record in Book 3890, page 754, said Register's Office.

All right to ingress and egress to, from and across the same is hereby conveyed.

Tract No. 156-D

Being a part of Lot 107 of Richland Realty Company's Division A, Block 4, as of record in Subdivision Book 3890, page 754, Register's Office for Davidson County, and more particularly described as follows:

BEGINNING at a point, said point being at the intersection of the west dedicated right of way line of Park Circle and the north dedicated right of way line of Richland Avenue along a curve to the right with a radius of 1;602.02 feet for 453.5 feet to a point of beginning; thence continuing with the north dedicated right of way line of Richland Avenue along a curve to the right with a radius of 1,602.02 feet for 81.0 feet to a point; thence north 23 degrees 40 minutes west for 26.3 feet to a point; thence north 6 degrees 40 minutes east 33.7 feet to a point; thence along a curve to the left with a radius of 447.46 feet for 135.6 feet to a point in the south line of an alley; thence with the south line of an alley north 58 degrees 30 minutes east for 12.0 feet to a point; thence south 23 degrees 30 minutes east for 166.0 feet back to the point of beginning and containing 7,800 square feet and being part of the same property conveyed to George B. Spencer in two deeds one by James E. Covington, Clerk & Master, of record in Book 3857, page 868, the other by Jessie A. Spencer of record in Book 3890, page 750, said Register's Office.

All right to ingress and egress to, from and across the same is hereby conveyed.

Owner and tax bills
Mail George B. Spencer
3516 Richland Avenue
Nash Tenn. 37205

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALU
WHICHEVER IS GREATER, FOR THIS TRANSFER I
$ 3900.00
George B. Spencer
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 26th DAY OF April 1985.
B. Edwards
Deputy Register

04/26 15.60
3390

This conveyance is subject to the following conditions:

No junkyards, as defined in 23 U.S.C., Section 136 shall hereafter be established or maintained on land released as excess to highway needs. No signs, billboards, outdoor advertising structures or advertisement of any kind as provided for in 23 U.S.C., Section 131 shall be hereafter erected, displayed, placed or maintained upon or within the land released, except that signs may be erected and maintained to advertise the sale, hire or lease of the property, or the principal activities conducted on the land upon which the signs are located.

The grantees, for themselves, their heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, do hereby covenant and agree that; (1) no person, on the ground of sex, handicap, race, color, or national origin shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of any public facilities which may be constructed on the above described land; (2) that in connection with the construction of any improvements on said lands and the furnishing of services thereon, no discrimination shall be practiced in the selection of employees and contractors, by contractors in the selection and retention of first-tier sub-contractors and by first-tier sub-contractors in the selection and retention of second-tier sub-contractors; (3) that such discrimination shall not be practiced against the public in their access to and use of the facilities and services provided for public accommodations (such as eating, sleeping, rest, recreation, and vehicle servicing) constructed or operated on the above described land; and (4) that the grantees comply with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended; Title 49, Code of Federal Regulations, Part 27, Nondiscrimination on the Basis of Handicap in Programs and Activities Receiving or Benefiting from Federal Financial Assistance; and 23 U.S.C., Section 324.

TO HAVE AND TO HOLD said real estate, together with all improvements thereon, unto Mr. George B. Spencer, forever.

IN WITNESS WHEREOF the STATE OF TENNESSEE, acting through its Commissioner of Transportation has caused this instrument to be executed this 17th day of April, 1985.

STATE OF TENNESSEE

BY: _____
Robert E. Farris
Commissioner of Transportation

Before me, Luther L. Griffin, of the State and County aforesaid, personally appeared Robert E. Farris, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Commissioner of Transportation, and that he as such Commissioner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the State of Tennessee by himself as such Commissioner.

Witness my hand and seal, at office in Nashville, Tennessee, this 17 day of April, 1985.

LUTHER L. GRIFFIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Luther L. Griffin
Notary Public

My Commission expires:
My Commission Expires Nov. 1, 1987

I9883
IDENTIF. REFERENCE
APR 26 — 11 33 AM 1985
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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

3900.00- CAMT.
10.14 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 16.64-
2090A04/26/85 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 99883

IDENTIF. REFERENCE

APR 26 1 45 PM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 128929