THIS INSTRUMENT WAS PREPARED BY
LAW OFFICES OF
McKINNEY, DAVIS & HART
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

QUITCLAIM DEED

BOOK 6661 PAGE 56

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James R. McKinney, Trustee	To: Dobson & Johnson, Inc. 1109 J.C	
1303 Gallatin Road, N. (NAME)	Bradford Bldg. Nash, Tn. 37219 as to Tr#1 (NAME)	MAP 32 par. 91
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	To: Owner as to Tract No. 2 (STREET ADDRESS)	Part of MAP 24 Par
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	61 & 62

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, Charles K. Southgate (a single person), by these presents do hereby quitclaim and convey unto James R. McKinney, Trustee with full power to sell, transfer or assign without the disclosure of any beneficiary, successors and assigns, all my right, title and interest in and to the following described tract of land:

TRACT NO.1

A tract of land in the 10th Civil District, being part of Tract No. 2 as shown on the Map of the K. J. Morris Lands, as of record in Book 57, page 49, Register's Office for said County, and also being a part of the southerly 25 acres of Tract No. 5 as shown on the Map of the division of the land of the Mary Kyle Dale heirs, as of record in Book 547, page 67, said Register's Office, described as follows:

Beginning on the northerly margin of Old Hickory Boulevard at the southeast corner of the property conveyed to James C. R. Melvin and wife, by deed from Jessie B. Jackson and husband, of record in Book 1116, page 305, said Register's Office; thence with the northerly margin of said Old Hickory Boulevard South 63° 10' East 80 feet to an iron pin; thence North 26° 50' East 200 feet to an iron pin; thence North 63° 10' West 154.6 feet to the easterly line of said Melvin property; thence with same South 6° 22' West 214 feet to the beginning.

Being the same property conveyed to Charles K. Southgate by Quitclaim Deed from Jim H. Wachter of record in Book 5311, page 75 R.O.D.C.

Continued on page 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the 19th day of September, 19 85

Affiant: Bobby D. Davis

My commission expires: 4/20/86 (Affix Seal)

Notary Public: Janice P. Gearon

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

Witness my hand this 19th day of September, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

38059

IDENTIFICATION REFERENCE

SEP 20 9 12 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

TRACT NO. 2

Land in the Second District of Davidson County, Tennessee, being Tract No. 4 on the Plan of Division of the Nellie Phelan Regan (deceased) property, and more particularly described according to a survey prepared by Donald R. Carver, Surveyor, Lic. #271, dat September 25, 1981, as follows:

Beginning at a point in the center of Brick Church Pike at the southeast corner of this tract and the southeast corner of a tract conveyed to C. H. Phelan from this property; thence along center of said road, North 33° 00' West for a distance of 19.00 feet to a point; thence North 48° 45' West for a distance of 275.00 feet to a point; thence North 41° 00' West for a distance of 105.00 feet to a point; thence North 18° 00' East for a distance of 100.00 feet to a point; thence North 10° 30' West for a distance of 272.00 feet to a point; thence North 01° 00' West for a distance of 200.00 feet to a point; thence North 4° 15' East for a distance of 242.00 feet to a point; thence leaving said road South 72° 00' East for a distance of 57.00 feet to an iron pin; thence South 2° 30' West for a distance of 231.00 feet to a point in the south line of Redding; thence along Reddings South line South 87° 40' East a distance of 1027.89 feet to a point, the Northeast corner of this tract and the Northwest corner of C. H. Phelan Property; thence along Phelans westerly line and the easterly line of this property South 31° 00' West for a distance of 294.00 feet to an iron pin in fence line; thence South 55° 00' West for a distance of 305.00 feet to a point; thence South 29° 45' West for a distance of 345.00 feet to a point; thence South 29° 45' West for a distance of 10.00 feet; thence North 71° 00' West for a distance of 98.00 feet to a point, 30" Elm tree; thence South 37° 30' West for a distance of 98.00 feet to the point of beginning, containing 12.70 acres, more or less.

Being the same property conveyed to Charles Kenneth Southgate, unmarried, by due from Jim Sisco and wife, Charlene Sisco of record in Book 5821, page 81 R.O.D.C.

* Charles K. Southgate and Charles Kenneth Southgate are one and the same person

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Kenneth Southgate

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee this 19th day of September, 1985.

Janice P. Leavitt
Notary Public

Commission expires 4/20/86

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____self to be _____ of the _____ the within named bargainor, a corporation, and that ___he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____, this _____day of _____, 19___.

_____ Notary Public

Commission expires _____

QUIT CLAIM DEED

CHARLES KENNETH SOUTHGATE
AND
JAMES R. McKINNEY, TRUSTEE

Compliments of
MADISON TITLE COMPANY
333 GALLATIN ROAD SOUTH
MADISON, TENNESSEE 37115