BOOK 6727 PAGE 655

This Instrument Prepared By:
Federal Deposit Insurance Corporation
P.O. Box 15154
Knoxville, Tennessee 37901

MAP 135
PAR 203
MAP 136
PAR 3

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this the 5th day of November, 19 85, by the Federal Deposit Insurance Corporation, in its Corporate Capacity as Liquidator of United Southern Bank of Nashville, Tennessee, formerly known as United American Bank of Nashville, owner of the hereinafter described real property by virtue of an order of the Davidson County, Tennessee, Chancery Court in Case No. 83-919-III of said Court, Grantor, and Werner R. Muggler and Elfriede Muggler, Grantee.

WITNESSETH: That Grantor for and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00) and other good and valuable consideration, in hand paid at and before the delivery of these presents, the adequacy and receipt whereof is hereby acknowledged, have bargained, sold, remised, released and QUITCLAIMED and hereby bargains, sells, remises, releases and QUITCLAIMS, to the Grantee, his heirs, and assigns forever all the right, title and interest of the said Grantor either in law or in equity of the property, which is more particularly described as follows:

TRACT I - Land in the second, formerly the Fifth Civil District of Davidson County, Tennessee, described partly according to a survey made by George W. Watkins, Surveyor, June 19, 1957 as follows:

Beginning at a point in the center of Smith Springs Road at the southeast corner of the property conveyed to Laura Schield Burnett, by deed from W. H. McGill and wife of record in Book 1510, page 534, Register's Office for said County; thence with the eastern boundary line of said Burnett property; north 13 deg. 30 min. east 352.5 feet to Burnett's northeast corner; thence with the northern boundary line of said Burnett property north 54 deg. 22 min. west 267 feet to the eastern boundary line of the property conveyed to F. A. Neal, and wife by deed from W. P. Neal and wife of record in Book 1635, page 497, said Register's Office; thence with the eastern boundary line of said F. A. Neal property, north 14 deg. 30 min. east 90 feet to F. A. Neal's northeast corner; thence with the northern boundary line of said F. A. Neal's property, north 60 degrees west 378 feet to a point in the eastern boundary line of Mrs. Palmer's property, said point being F. A. Neal's northwest corner, thence with the eastern boundary line of said Palmer property, north 3 deg. 30 min. East 831 feet to the southern boundary line of the property conveyed to Steele; thence with Steele's southern boundary line south 85 deg. east 307 feet, south 86 deg. east 184 feet and south 88 deg. east 312 feet to the western boundary line of the property conveyed to Thornton; thence with the property conveyed to William P. Neal and wife by deed from

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S. J. Myrick and wife of record in Book 1046, page 638, said Register's Office, south 6 deg. west 329 feet, south 3 deg. 45 min. west 183 feet, south 7 deg. west 96 feet South 3 deg. 45 min. west, 594 feet and south 2 deg. west, 460 feet to the center of said Smith Springs Road; thence with the center of said Road, north 79 deg. 45 min. west 100 feet, north 75 deg. west 100 feet, north 60 deg. west 100 feet and north 58 deg. west 13 feet, more or less, to the beginning, containing 21.85 acres, more or less.

Being the same property conveyed to Chester W. Smith and wife, LaVonia M. Smith by deed from John R. Wall and wife, Louise E. Wall, of record in Book 2651, page 373, Register's Office for Davidson County, Tennessee. The said Chester W. Smith having since died.

TRACT II - Land in the Second, formerly the Fifth Civil District of Davidson County, Tennessee, described according to a survey by Everett H. Cowan, Licensed Surveyor, dated January 31, 1974, not of record, as follows:

Beginning at a metal post marking the northwest corner of the property conveyed to Earl Cole by deed of record in Book 3032, page 83, Register's Office for said County, and the northeast corner of Tract No. 2 of the property conveyed to Louis Howard Cole and wife by deed of record in Book 2282, page 617, said Register's office; thence South 56 deg. 29' 45" West 310.21 feet to a point in the south line of the property conveyed to Louis Howard Cole and wife by deed of record in Book 2282, page 617, said Register's office and the north line of the property conveyed to John D. Stamps by deed of record in Book 4492, page 603, said Register's Office, thence along the common line of Louis Howard Cole and wife and John D. Stamps North 5 deg. 30' 32" east 424.00 feet to a point; North 7 deg. 38' 11" East 96.00 feet to a point; North 5 deg. 28' 15" East 183.00 feet to a point; North 3 deg. 1' 10" East 328.99 feet to a fence post in the southerly line of the U.S. Government property conveyed to Louis Howard Cole and wife by said deed of record in Book 2282, page 617, said Register's Office; thence with the common line of the U.S. Government property and Tract No. I of said Cole property South 84 deg. 38' 8" East 479.26 feet to a point, being the northwest corner of the property conveyed to Gary Covington by deed of record in Book 4690, page 21, and the northeast corner of Tract No. I on said Cole property; thence with the common line of said Covington and Cole properties South 00 deg. 22' 9" East 522.81 feet to a point; South 9 deg. 1' 31" West 314.78 feet to a point, the southeast corner of said Tract No. I of the property conveyed by deed of record in Book 2282, page 617, said Register's Office; thence with the common line of said Tract No. I and the said property conveyed to Earl Cole by deed of record in Book 3032, page 83, said Register's office, North 85 deg. 12' 49" West 261.63 feet to the point of beginning; containing 10.18 acres, more or less.

Being the same property conveyed to John D. Stamps and Richard E. Rudesill by deed from Louis Howard Cole and wife, Alma Ruth Cole, of record in Book 4822, page 968, said Register's Office.

The above described property is not bounded by any public road or other right-of-way, and it is expressly provided that the Grantors do not convey, and the Grantees, their heirs and assigns do not have or acquire, any easement or right-of-way across the retained land of the Grantors for access to, and egress from, the above described property.

Tract I and Tract II were conveyed to John D. Stamps, Perry H. Bacon and Robert Bonitati, a partnership, by quitclaim deeds from John D. Stamps and Richard E. Rudesill of record in Book 5053, pages 488 and 490, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to United American Bank of Nashville by Trustee's Deed from Sam J. McAllester, III, Substitute Trustee, of record in Book 5697, page 378, Register's Office for Davidson County, Tennessee. By amendment to Charter filed with the Tennessee Secretary of State on January 25, 1982, the name of the United American Bank of Nashville was changed to United Southern Bank of Nashville. The above property is included in and is a "remaining asset" as described in the Contract of Sale, which is attached as Exhibit "D" to the verified petition referred to in the Order Approving Sale of Assets and Transfer of Liabilities of Receiver, filed on May 27, 1983, In the Matter of the Liquidation of the United Southern Bank of Nashville, Nashville, Tennessee, in the Chancery Court of Davidson County, Tennessee, No. 83-919-III, of record in Book 6102, page 157, Register's Office for Davidson County, Tennessee.

There is expressly EXCLUDED therefrom that portion of the property conveyed to the Tennessee Retailers, Inc., by deed from John D. Stamps, Perry H. Bacon and Robert Bonitati, of record in Book 5822, page 22, Register's Office for said County, described as follows:

Land in the Second Civil District of Davidson County, Tennessee, described according to a survey by Everett H. Cowan, licensed surveyor, dated January 31, 1974, not of record, as follows:

Beginning at a tree on the northerly margin of Smith Springs Road, at the southeast corner of the Charles L. Koellein property; Book 4684, page 357, and being the southwest corner of the property herein described; thence north 14° 4' 42" East 325.51 feet along a common boundary line with Charles L. Koellein to a tree; thence north 54° 2' 6" West 267.55 feet along a common boundary line with Charles L. Koellein to an iron pin; thence north 7° 59' 19" East 87.85 feet to a fence post; thence north 78° 49' 13" West 371.56 feet; thence north 3° 1' 38" East 614.83 feet to a point in the middle of Old Bell Road; thence north 83° 34' 42" West 31.91 feet along the middle of Old Bell Road to a point located in the intersection of Smith Springs Road; thence north 54° 29' 27" West 135.60 feet along the northerly margin of Smith Springs Road; thence north 55° 55' 22" West 78.22 feet along the northerly margin of Smith Springs Road to the point of beginning, containing 3.05 acres, more or less.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, masculine or feminine, as the case may demand.

IN WITNESS WHEREOF, Grantor has hereunto caused its signature to be affixed hereto on this 5th day of November, 1985.

FEDERAL DEPOSIT INSURANCE CORPORATION
In its Corporate Capacity as Liquidator
of the United Southern Bank of Nashville

By: Nancy E. Hall
Nancy E. Hall
Attorney-in-Fact

Pursuant to Power of Attorney Recorded in Book 6442, Page 292 in the Register's Office for Davidson County, Tennessee.

ACKNOWLEDGEMENT BOOK 6727 PAGE 658

STATE OF TENNESSEE,

COUNTY OF KNOX

On this the 5th day of November, 1985, before me appeared Nancy E. Hall, to me personally known, who being by me duly sworn did say she is the attorney-in-fact of the Federal Deposit Insurance Corporation, and that said corporation has no corporate seal, and that said instrument was signed in behalf of said corporation, by authority of its Board of Directors and said Nancy E. Hall acknowledged said instrument to be the free act and deed of said corporation.

WITNESS my hand and seal, at office in Knox County, Tennessee, this 5th day of November 1985.

My commission expires: 9-20-88

Joyce M. Sweeney
(Notary Public)

Responsible Taxpayer:

Werner R. & Elfriede Muggler
P O Box 148026
Nashville, TN 37214

Mail

State of Tennessee
County of Davidson

The Actual Consideration or value, whichever is greater for this transfer is $125,000.00.

Affiant

Subscribed and Sworn to before me, this 5th day of December, 1985.

My Commission Expires: My Commission Expires January 19, 1986

Notary Public

IDENTIFICATION REFERENCE

DEC 5 1 06 PM '85

FELIX Z. WILSON CLERK & MASTER
DAVIDSON COUNTY, TN

58566

PREPARED BY:

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6727 PAGE 659

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			1250[illegible].00- CONVT.	
			325.00 CSTAX	
			.50 PRPF	
			12.00 UNCL	
			CHECK 387.50-	
			3294A12/05/85 CAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.8.5.6.6

IDENTIFICATION REFERENCE

DEC 5 1 08 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 198353