60-12
1

QUITCLAIM DEED

BOOK 5751 PAGE 141

Name	Adress	
Adress New Owner as follows: Hillhurst Associates, Ltd. 615 Main Street Nashville, TN 37206	Send Tax Bills To: SAME	This Deed prepared by: Weldon B. White, Jr. 162 Fourth Ave. N. Nashville, TN 37219

THIS INSTRUMENT made and entered into on this 28th day of December 1985, by and between Hardaway Construction Company, a Partnership composed of L.H. Hardaway Sr. and L.H. Hardaway Jr., Party of the First Part, and Hillhurst Associates, Ltd., a Tennessee Limited partnership, Party of the Second Part.

WITNESSETH: That for and in consideration of One Hundred Dollars ($100.00) cash in hand paid, the reciept of which is hereby acknowledged, the Party of the First Part hereby conveys and quitclaims unto the Party of the Second Part, all of their right, title and interest in and to the real estate described on Exhibit A attached hereto which is incorporated by reference as if copied verbatium herein.

6514 0

IDENTIFICATION REFERENCE

DEC 31 1 36 PM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, the party of the First Part has hereunto set its signature on this day and year first above written.

Hardaway Construction Company
a Tennessee Corporation

L. H. Hardaway, Jr.

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By: L. H. Hardaway, Jr.
General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Patsi B. Gregory, of the state and county aforesaid, personally appeared L. H. Hardaway, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Hardaway Construction Company, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal at Nashville, Tennessee, this 28th day of December, 1985.

My Commission Expires:
1/19/86

Patsi B. Gregory
Notary Public

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $100.00.

BY: L. H. Hall, Jr.
Affiant

Subscribed and sworn to before me, this the 28th day of December, 1985.

Patsi B. Gregory
Notary Public

My Commission Expires: 1-19-86

EXHIBIT A

LEGAL DESCRIPTION

BEING a tract of land located in the First Civil District, formerly the Twelfth Civil District of Metropolitan Nashville and Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a iron pin set in concrete located on the easterly right-of-way margin of Sunset Drive at the southeast corner of said Sunset Drive's intersection with Kennith Drive, as recorded in Hillhurst Acres, Section Five, Book 2854, Page 42, R.O.D.C.,Tennessee;thence, following the easterly right of way margin of Sunset Drive, North 29 degrees, 33 minutes, 55 seconds West, a distance of 324.65 feet to a concrete monument, the southwest corner of Lot Number 66, Hillhurst Acres, Section Five, as recorded in book 2854, Page 42, R.O.D.C, Tennesee; thence, with the southerly boundary of the aforementioned subdivision, North 60 degrees, 45 minutes, 25 seconds East; a distance of 280.91 feet to a concrete monument, the southeast corner of Lot Number 66: thence, South 54 degrees, 21 minutes, 10 seconds East, a distance of 14.67 feet to a concrete monument being the southwesterly corner of Lot Number 68 of Hillhurst Acres, Section Three, as recorded in Book 2331, Page 86, R.O.D.C., Tennessee; thence following southerly margin of said subdivision, North 63 degrees, 40 minutes, 34 seconds East, a distance of 312.54 feet to an ion pin in conrete located in the center of Robb Drive and passing thru concrete monuments at 51.89 feet and at 287.54 feet; thence, following a curve to the left, having a central angle of 11 degrees, 30 minutes, 16 seconds, a radius of 446.09 feet for an arc distance of 89.57 feet to an iron pin in concrete; thence, South 37 degrees, 52 minutes, 19 seconds East, a distance of 15.80 feet to an iron pin in concrete; thence, crossing the end of Robb Drive and following the southerly boundary of Lot 74 of the aforementioned subdivision North 52 degrees, 07 minutes, 41 seconds East, a distance of 200.84 feet to an iron pin in concrete, the southeast corner of Lot 74 and the southwest corner of Lot 73 and passing thru a concrete monument at the terminus of the easterly right of way margin of Robb Drive at 25.00 feet; thence, following the southerly property line of Lot 73, South 63 degrees, 36 minutes, 19 seconds East, a distance of 196.32 feet to an iron pin in conrete; thence, leaving the southerly boundary of Hillhurst Acres, Section Three and following a new line, South 11 degrees, 08 minutes, 39 seconds West, a distance of 1053.67 feet to an iron pin in concrete located in the northerly boundary line of the R.M. Pegram property and passing thru an iron pin in concrete at 455.73 feet and 515.73 feet located at the terminus of Sunset Drive, a proposed road; thence, following the northerly boundary lines of the R.M. Pegram and the Maple Manor Motel, Inc. properties, North 89 degrees, 34 minutes, 00 seconds West, a distance of 449.14 feet to an iron pin set in concrete, said pin being the southeasterly corner of Lot 10 of Hillhurst Acres, Section Five, as recorded in Book 2854, Page 42,R.O.D.C., Tennessee; thence,following the northerly boundary of Hillhurst Acres, Section Five, North 39 degrees, 27 minutes, 00 seconds West, a distance of 278.48 feet to a concrete monument located in the northerly property line of Lot 9 of the aforementioned subdivisions; thence, with the easterly lot line of Lot 7, North 35 degrees, 24 minutes, 00 seconds East, a distance of 240.84 feet to an iron pin in concrete located at the terminus of the northerly right of way margin of Sunset Drive, and this line passes thru a concrete monument located at the terminus of the southerly right of way margin of Sunset Drive at 215.84 feet; thence, following the northerly right of way margin of Sunset Drive and a curve to the right, having a central angle of 25 degrees, 53 minutes, 14 seconds, a radius of 330.80 feet, for an arc distance of 149.46 feet to an iron pin set in pavement; thence, North 60 degrees, 26 minutes, 05 seconds East, a distance of 25.00 feet to the point of beginning.

TRACT contains 705,844.65 square feet or 16.20 acres, more or less.

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

RECEIVED OF _____

FOR _____

BOOK 8751 PAGE 145

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
			150.00- DAT.	
			.25 USTAX	
			.50 PROB.	
			12.00 MORT.	
			CHECK	12.75-
			1496A12/31/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 5 1 4 IDENTIFICATION REFERENCE

DEC 31 1 36 PM '85

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY

No. 206358