BOOK 5751 PAGE 305

ADDRESS NEW OWNER:
John K. Cartwright, et al
310 Madison St.
Madison, TN 37115

SEND TAX BILLS TO:
same

MAP 42-16
PAR 154, 161 & 224

QUITCLAIM DEED

For the sole and express purpose of making the within reconveyance to properly reflect of record the true and correct vesting of title; we, John K. Cartwright and Herschel Lassiter, formerly or ostensibly holding title as C & L PROPERTIES, do hereby quitclaim and convey unto JOHN J. ARCHER, TRUSTEE, all of our right, title and interest in and to those certain tracts or parcels of land hereinafter described; and the said JOHN J. ARCHER, TRUSTEE, does hereby quitclaim and convey unto JOHN K. CARTWRIGHT and HERSCHEL LASSITER, as tenants in common, their heirs and assigns, all of my right, title and interest in and to those same tracts or parcels of land, described as follows:

See EXHIBIT "A" attached hereto.

This is improved property known as 310 Madison St., Madison, TN 37115.

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

Witness our hands as of the 1ST day of JANUARY, 1985.

6 5 1 7 4

IDENTIFICATION REFERENCE

Dec 31 2 03 PM '85

FELIX Z. ZELLSTER
DAVIDSON CO. TN

RUSH

John K Cartwright
John K. Cartwright

Herschel Lassiter
Herschel Lassiter
For themselves and on behalf of
C & L PROPERTIES

John J. Archer
John J. Archer, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of December, 1985, before me personally appeared John K. Cartwright, Herschel Lassiter, and John J. Archer, Trustee, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed. In witness whereof, I have hereunto set my hand and official seal of office.

My commission expires July 17, 1988

Donna Steffey
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration given for this transfer is nil.

John K Cartwright
Affiant

Sworn to and subscribed before me this 31st day of December, 1985.

My commission expires July 17, 1988

Donna Steffey
Notary Public

This instrument was prepared by John J. Archer, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

EXHIBIT "A"

TRACT 1:

Land in Davidson County, Tennessee, being Lots Nos. 21 and 22 on the plan of Douglas-Levine Subdivision at Madison, Tennessee, as of record in Book 547, page 44, Register's Office for said County.

Said Lot No. 21 fronts 163.5 feet on the northerly side of Madison Station Road and runs back 333.05 feet on the easterly line and 355.3 feet on the westerly line, with the easterly right-of-way line of the L & N Railroad to the southerly line of lot No. 22, measuring 129.7 feet thereon.

Said Lot No. 22 fronts 104.3 feet on the southerly side of Woodruff Street and runs back 285 feet, more or less, on the easterly line and 278.8 feet on the westerly line, with the easterly right-of-way line of the L & N Railroad, to the northerly line of lot No. 21, measuring 129.7 feet thereon.

The above described property was conveyed to C & L Properties, a partnership composed of John K. Cartwright and Herschel Lassiter (as to an undivided 3/4 interest) by deed from Franklin Industries, Inc., a Tennessee corporation, of record in Book 6229, Page 738, Register's Office for said County. The remaining 1/4 undivided interest was conveyed to C & L Properties, a partnership composed of John K. Cartwright and Herschel Lassiter by deed from H. Rodes Hart, of record in Book 6229, Page 744, Register's Office for said County.

TRACT 2:

Parcel 1:

Land at Madison, in the County of Davidson, State of Tennessee being more particularly described as follows:

Beginning at the point of intersection of the center line of Madison Street with the southeasterly right of way line of the Grantor, said point also being forty two(42) feet southeasterly from and at right angles to the center line of the south bound main track of the Louisville Division, formerly the Main Stem 2nd Division of the railroad of the Grantor at Valuation Station 2010+13.26, which point is five hundred one and seventy four hundredths (501.74) feet, more or less, measured northeastwardly along the center line of said south bound main track from Mile Post 178 from Louisville, Kentucky; thence southwestwardly along a line forty two(42) feet southeastwardly from and parallel to the center line of said south bound main track a distance of eighty and five tenths (80.5) feet to a point opposite Valuation Station 2010+93.76; thence eastwardly forming an interior angle of 76 deg. 00' a distance of forty nine and forty seven hundredths (49.47) feet to a point; thence northeastwardly forming an interior angle of 104 deg. 00' a distance of sixty one (61.0) feet to a point in the southerly right of way line of Madison Street; thence eastwardly with the southerly right of way line of said Madison Street a distance of ten and thirty one hundredths (10.31) feet to a point; thence northeastwardly forming an interior angle of 104 deg. 00' a distance of nineteen and five tenths (19.5) feet to a point in the center line of said Madison Street; thence westwardly forming an interior angle of 76 deg. 00' along the center line of said Madison Street a distance of fifty nine and seventy eight hundredths (59.78) feet to the point of beginning, containing four thousand thirty nine (4,039) square feet, more or less.

PARCEL 2:

Beginning at a point in the northwesterly corner of the herein above described tract of land; thence eastwardly along the northerly line of said hereinabove

described tract of land a distance of fifty nine and seventy eight hundredths (59.78) feet to a point in the northeast corner of said hereinabove described tract; thence northeastwardly forming an interior angle of 104 deg. 00' a distance of nineteen and five tenths (19.5) feet to a point in the northerly right of way line of Madison Street; thence westwardly forming an interior angle of 76 deg. 00' along the northerly right of way line of said Madison Street a distance of fifty nine and seventy eight hundredths (59.78) feet to a point in the southeasterly right of way line of the Grantor forty two (42) feet southeastwardly from and at right angles to the center line of the south bound main track of the railroad of the Grantor at Valuation Station 2009+93.76; thence southwestwardly along the southeasterly right of way line of the Grantor forty two (42) feet southeastwardly from and parallel to the center line of said south bound main track a distance of nineteen and five tenths (19.5) feet to the point of beginning, containing one thousand, one hundred thirty one (1,131) square feet, more or less.

Parcel 3:

Land at Madison, in the County of Davidson, State of Tennessee, being more particularly described as follows:

Beginning at a point in the southeast corner of a tract of land conveyed to Franklin Builders Supply Company, Inc., by the Grantor herein by deed dated November 1, 1968, said point being eight seven (87) feet, more or less, eastwardly from and at right angles to the center line of the south bound main track of the Louisville Division formerly the Main Stem Second Division of the railraod of the Grantor at Valuation Station 2010 + 81, which point is four hundred thirty four (434) feet measured northwardly along the center line of said south bound main track from Mile Post 178 from Louisville, Kentucky; thence North 16 deg. 0' East along the east line of said conveyance, eighty seven (87) feet eastwardly from and parallel to the center line of said south bound main track, sixty one (61) feet to a point; thence South 88 deg. East, continuing along said conveyance, ten and thirty one hundredths (10.31) feet to a point, ninety seven (97) feet eastwardly from and at right angles to the center line of said bound main track; thence North 16 deg. 0' East along said conveyance and a line ninety seven (97) feet, more or less, eastwardly from and parallel to the center line of said south bound main track nineteen and five tenths (19.5) feet to a point opposite Valuation Station 2009 + 98, in the center line of Madison Avenue; thence South 88 deg. 0' East along the center line of said Madison Avenue, fifty and fifteen hundredths (50.15) feet to a point thirty-five (35) feet west of the east right-of-way line of the Grantor; thence South 16 deg. 0' West along a line thirty five (35) feet westwardly from and parallel to the east right-of-way line of the Grantor eighty and five tenths (80.5) feet to a point; thence North 88 deg. 0' West, sixty and forty six hundredths (60.46) feet to the point of beginning, containing four thousand, five hundred twenty eight (4,528) square feet, more or less.

The above described property was conveyed to C & L Properties, a partnership composed of John K. Cartwright and Herschel Lassiter by deed from Franklin Industries, Inc., a Tennessee corporation, of record in Book 6229, page 738, Register's Office for said County.