Box 37

BOOK 6783 PAGE 289

| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Marshall I. Karr<br>530 Church Street<br>Suite 200<br>Nashville, TN 37219-2313 | Same | 142-7; 7 & 8 |

This instrument prepared by: Boult, Cummings, Conners & Berry, (BW)
222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

# QUITCLAIM DEED

WHEREAS, Dante Fala and Marshall I. Karr, Trustee have agreed to terminate and dissolve the joint venture known as Fala-Karr Joint Venture (the "Joint Venture"); and

WHEREAS, the Joint Venture is the owner of certain real property in Davidson County, Tennessee (the "Property") pursuant to Deed at Book 6629, page 404, Register's Office for said County; and

WHEREAS, Dante Fala and Marshall I. Karr, Trustee have agreed that, in connection with the termination and dissolution of the Joint Venture, the Joint Venture, by this instrument, should convey the property to Marshall I. Karr.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Fala-Karr Joint Venture, a Tennessee Joint Venture (hereinafter the "Grantor"), by these presents does hereby sell, assign, and forever quitclaim unto Marshall I. Karr (the "Grantee"), Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the Property, which is described in Exhibit A which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-

Marshall I. Karr
Affiant

Subscribed and sworn to before me this 7th day of ~~December~~ February, 1986.

Robert E Wood
Notary Public
My Commission Expires: 11-5-87

DAVIDSON

This is unimproved property.

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

WITNESS the hand of the Grantor, this 16th day of ~~December~~ January, ~~1985.~~ 1986.

FALA-KARR JOINT VENTURE

By: Dante Fala
Dante Fala

By: Marshall I. Karr, Trustee
Marshall I. Karr, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John Gregory Hardeman, a Notary Public of the state and county aforesaid, personally appeared Dante Fala, 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 Fala-Karr Joint Venture, 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, this 16th day of January, 1986.

John Gregory Hardeman
Notary Public

My Commission Expires: 11-12-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Robert E. Wood, a Notary Public of the state and county aforesaid, personally appeared Marshall I. Karr, 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 Fala-Karr Joint Venture, 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, this 7th day of February, 1986.

Robert E. Wood
Notary Public

My Commission Expires: 11-12-89

7.6.211

IDENTIFICATION REFERENCE

FEB 14 2 40 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

EXHIBIT "A"



Land in Davidson County, Tennessee described according to the survey of M & K, Inc., dated May 31, 1985, being Job No. 1457, as follows:

BEGINNING at an iron pin in the southerly margin of Old Harding Pike, said pin being the northwest corner of the property conveyed to Russell E. Davis by deed from Virginia Louise Bradford Jenkins, Jeanne Jenkins, and Fred Curtis Jenkins of record in Book 4296, Page 537 of the Register's Office for Davidson County, Tennessee;

THENCE, with Davis' westerly boundary, South 12°14'29" east, 802.10 feet to a concrete monument;

THENCE, South 75°54'50" West, 137.05 feet to an iron pin at the northeast corner of Valley West Subdivision, Section Five of record in Plat Book 4175, Page 64, Register's Office for Davidson County, Tennessee;

THENCE, South 66°36'06" West, 482.05 feet to a concrete monument;

THENCE, North 46°34'00" West, 20.40 feet to an iron pin;

THENCE, North 53°26'30" West, 164.74 feet to an iron pin;

THENCE, North 36°33'30" East, 16.00 feet to an iron pin;

THENCE, North 82°36'00" West, 6.52 feet to an iron pin;

THENCE, North 45°20'32" West, 372.36 feet to a concrete monument in the southerly margin of Old Harding Pike, said monument being the northwest corner of the property conveyed to Harold W. Schindler and wife, Martha E. Schindler, by quitclaim deed from Howard F. Butler of record in Book 4770, Page 555, Register's Office for Davidson County, Tennessee;

THENCE, with the southerly margin of Old Harding Pike, along a curve to the right (I = 18°04'48"; R = 2,743.56 feet) a distance of 865.75 feet to an iron pin;

THENCE, continuing with said margin of Old Harding Pike, North 60°15'55" East, 163.60 feet to the point of beginning, containing 12.806 acres, more or less.

INCLUDED in the foregoing property description, but expressly excluded from the property conveyed hereby is the following property:

BEGINNING at a concrete monument in the southwest corner of the property conveyed to Russell E. Davis by deed from Virginia Louise Bradford Jenkins, Jeanne Jenkins, and Fred Curtis Jenkins of record in Book 4296, Page 537 of the Register's Office of Davidson County, Tennessee. Thence South 75°54'50" West, 137.05 feet to an iron pin; Thence South 66°36'06" West, 257.0 feet to a point; Thence North 23°23'54" West, 107.0 feet to a point; Thence North 66°36'06" East, 308.0 feet to a point; Thence North 84°36'06" East, 115.0 feet to a point in the westerly boundary of the Russell E. Davis property; Thence with the Davis' Westerly boundary, Thence South 12°14'29" East, 100.0 feet to the point of beginning, containing 1.03 acres, more or less.

BEING the property conveyed to Fala/Karr Joint Venture, a Tennessee joint venture, by deeds of record at Book 6583, Page 853, and Book 6629, Page 404, Register's Office for Davidson County, Tennessee.