WMRC000081 3/21/86
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (WMR)
2700 First American Center
Nashville, Tennessee 37238

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To	Map Parcel Numbers
James Everett Gleaves 2400 Pennington Bend Road Nashville, TN 37214	Same	95-15-3

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Margaret Sexton Gleaves, Grantor, by these presents does hereby quitclaim and convey unto James Everett Gleaves, Grantee, his heirs, successors and assigns, all her right, title and interest in and to the following-described property:

Land located in the County of Davidson, State of Tennessee and described as follows:

> Land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, December 19, 1956, as follows:

Beginning at a point in the center of Old Lebanon Pike (Elm Hill pike), abandoned, where it intersects the western boundary line of the Walter Grady Jenkins, Sr., et al., property of record in Book 1427, page 611, Register's Office for Davidson County, Tennessee, said point being south 16° 10' east from a "Pin Oak" as located by Mr. T. H. Page, December 15, 1956; thence with the center of said road and Walter G. Jenkins' line, north 84° 06' west 189.22 feet to an iron pin, South 77° 48' west 100 feet to a point in the southern boundary line of the W. A. Gleaves property of record in book 584, page 29, said Register's Office, south 73° 21' west 50 feet to an iron pin and south 66° 14' west 62.06 feet to the northeast corner of the Bridges property of record in book 97, page 550, said Register's Office; thence with the eastern boundary line of said Bridges property south 11° 43' east 149.36 feet; thence with the north line of abandoned right-of-way of the Nashville, Chattanooga & St. Louis Railroad south 79° 13' west 275.33 feet crossing the Old Lebanon Pike (Elm Hill Pike) to a point west thereof; thence south 10° 47' east 80 feet to the southerly right-of-way of the said abandoned railroad; thence with said right-of-way north 79° 13' east to the northerly margin of the present Elm Hill Pike and continuing with same in all 320.73 feet to an iron pin; thence continuing with said margin north 80° east 358.73 feet; thence north 10° west 40 feet; thence north 10° 10' west 152.79 feet to the beginning, containing 2.57 acres, more or less.

Included in the above description but excluded from this conveyance is the below described tract of land which was conveyed to

8137 03/31 9.00- CASH

Metropolitan Government of Nashville and Davidson County, Tennessee by deed of record in Book 3901, Page 776, Register's Office for Davidson County, Tennessee.

A tract of land in Davidson County, Tennessee, described as as follows:

Beginning at a point where the property line between C. W. Tidwell and W. G. Jenkins intersects the North margin of Elm Hill Pike; thence westerly along the North margin of Elm Hill Pike, 690 feet to a point in the center line of the Old Lebanon Road; thence Northeasterly 70 feet along the center line of the Old Lebanon Road to a point in the north margin of the Old abandoned Lebanon Branch of the N.C.& St. L. Railroad; thence easterly 260 feet along the north margin of the Old abandoned Lebanon Branch of the N.C. & St. L. Railroad; thence Northeasterly along the property line between C. W. Tidwell and Austin Bridges, 40 feet to a point in the new relocated north margin of Elm Hill Pike; thence North 77° 31' 56" east 55 feet along the new relocated north margin of Elm Hill Pike to a point; thence North 82° 28' 35" East 332 feet along the new relocated north margin of Elm Hill Pike to a point in the property line between C. W. Tidwell and W. G. Jenkins; thence southerly along the property line between C. W. Tidwell and W. G. Jenkins 130 feet to the point of beginning and containing 59,800 square feet, more or less.

Being the same real property conveyed to James E. Gleaves and wife, Margaret S. Gleaves by deed from C. W. Tidwell and wife, Mildred Tidwell dated September 12, 1970, filed September 15, 1970 and recorded in Book 4445, page 391, said Register's Office.

Grantor also hereby conveys to Grantee all her right, title and interest as a Landlord under that certain Lease Agreement entered into as of November 15, 1978 by and between James E. Gleaves and wife, Margaret Gleaves, as Lessor and Holiday Inns, Inc., a Tennessee corporation, as Lessee.

Margaret S. Gleaves
MARGARET S. GLEAVES

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Margaret S. Gleaves, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of March, 1986.

Michael D. Foster
Notary Public

My Commission Expires:

2-27-87

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0-.

Walter M. Robinson, Jr.
Affiant

Subscribed and sworn to before me this 31st day of March, 1986.

Michael D. Foster
Notary Public

My Commission Expires:

2-27-87

RELEASED

87350

IDENTIFICATION REFERENCE

MAR 31 12 24 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN