FROM: Wiggins Associates, a partnership TO: Anderson Properties, a partnership

QUITCLAIM DEED

Address Of New Owners:	Send Tax Bills to:	Map-Parcel Numbers
Anderson Properties	Anderson Properties	
28 White Bridge Road	28 White Bridge Road	108-1
Nashville, TN 37205	Nashville, TN 37205	3D275410
Mortgagee: None		

THIS INSTRUMENT PREPARED BY:

Gary J. Mitchell
213 Fifth Avenue North
Nashville, TN 37219

STATE OF Tennessee)
COUNTY OF Davidson)
The Actual Consideration or Value, Whichever is Greater, for this Transfer is:
$ -0-

AFFIANT

Subscribed and sworn to before me this the 1 day of July, 1986.

NOTARY PUBLIC
My Commission Expires: 1-1-87

W I T N E S S E T H:

WHEREAS, by deed of record in Book 4697, page 897, Register's Office Davidson County, Tennessee, Wiggins Associates, a partnership, hereinafter referred to as the "Grantor", acquired the real property described herein by warranty deed from Miller G. Kimbrough, Jr., Trustee; and

WHEREAS, said Grantor agreed to convey said property to Anderson Properties, a partnership, hereinafter referred to as the "Grantee", and purported to make such conveyance by warranty deed of record in Book 5854, page 749, Register's Office, Davidson County, Tennessee; and

WHEREAS, said warranty deed failed to properly name Wiggins Associates as the owners and grantors of the property described therein, but was instead executed only by W.B. Wiggins, Jr., individually; and

WHEREAS, the Grantor and the Grantee mutually desire to correct said error, and that the Grantee should hold full right, title and interest in and to said property.

NOW, THEREFORE, the said Wiggins Associates, a partnership, by and through W. B. Wiggins, Jr., general partner, does hereby quitclaim to Anderson Properties, a partnership composed of L.C. Anderson, Jr., and Leona Anderson Butler, all of the interest of the said Wiggins Associates in the following land:

A tract of land located in the Third Civil District of Davidson County, Tennessee, being described according to a survey made by Turner Engineering, Inc., Nashville, Tennessee, as follows:

Beginning at a concrete monument on the southerly margin of Royal Parkway West, formerly Elspeth Drive, said monument being north 85°42'00" West a distance of 200 feet from the westerly right-of-way of Donelson Pike and said monument also being the northwesterly corner of the tract conveyed to Shoney's Big Boy Enterprises, Inc. in Book 4857, Page 576, Register's Office of Davidson County, Tennessee; thence with the westerly line of Shoney's South 04°36'00" West a distance of 200.00 feet to a concrete monument; thence with the northerly line of Larkwood Subdivision of record in Book 2900, Page 144, R.O.D.C., North 85°42'00" West a distance of 759.66 feet to an iron pin; thence North 04°36'00" East a distance of 200 feet to a point on the southerly margin of Royal Parkway West; thence with the southerly line of Royal Parkway West South 85°42'00" East a distance of 759.76 feet to the point of beginning, containing 3.48 acres, more or less.

Being a portion of the property conveyed to Wiggins Associates by deed from Miller & Kimbrough, Jr., Trustee, of record in Book 4697, Page 897 Register's Office for Davidson County, Tennessee.

This is unimproved property, known as Royal Parkway West, Nashville, TN 37217

Witness my hand this 20th day of June, 1986.

WIGGINS ASSOCIATES

BY: W. B. Wiggins Jr.
W. B. WIGGINS, JR.

STATE OF GEORGIA)
COUNTY OF FULTON)

Before me, Nancy L. Shadley, a Notary Public within and for the State and County aforesaid, personally appeared W. G. WIGGINS, JR., with whom I am personally acquainted and who upon his oath acknowledged himself to be a partner in Wiggins Associates, a partnership, the within named bargainor, and that he as such partner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership as its partner and attesting the same as such partner.

Witness my hand and official seal at office at Atlanta, Georgia on this the 20th day of June, 1986.

My Commission expires: Notary Public, DeKalb County, Georgia My Commission Expires June 11, 1989

Nancy L. Shadley
NOTARY PUBLIC

16233

IDENTIFICATION REFERENCE

JUL 1 1 40 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN