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BOOK 7004 PAGE 388

Prepared by:
Evelyn H. Coats
Kilpatrick & Cody, Attorneys
Suite 1750
100 Galleria Parkway
Atlánta, Georgia 30339

QUITCLAIM DEED

THIS INDENTURE is made this 15th day of August, 1986, by and between BANK SOUTH, N.A., a national banking association, hereinafter called "Grantor", and WALTER A. HOBBS III, hereinafter called "Grantee".

W I T N E S S E T H:

FOR AND IN CONSIDERATION of (i) the sum of Ten Dollars ($10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, (ii) Grantee's entry into and execution of that certain Agreement of Conveyance and Settlement dated of even date herewith, by and between Grantor and Grantee, and (iii) other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has remised, released, conveyed and forever quitclaimed, and by these presents does remise, release, convey and forever quitclaim unto Grantee, and the successors, legal representatives and assigns of Grantee, all of Grantor's right, title and interest in and to a twenty-five and 84/100 percent (25.84%) undivided interest in (i) those tracts or parcels of land described on Exhibit "A", attached hereto and incorporated herein by reference, (ii) together with any and all other tracts or parcels of land owned by Georgia Properties, a Georgia general partnership whose original partners were Grantor, Jack Holbrook, Russell Buice, Walter A. Hobbs III, Ellis C. Gaylon and Garrard S. Ramsey.

TO HAVE AND TO HOLD said tracts or parcels of land in order that neither Grantor nor any person claiming under Grantor shall at any time by any means or ways have, claim or demand any title or interest in or to said twenty-five and 84/100 percent (25.84%) undivided interest in said land or any of the rights, members and appurtenances thereof.

THE PURPOSE OF THIS CONVEYANCE is fully and completely to remise, release, convey and forever quitclaim unto Grantee the property conveyed hereby.

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IDENTIFICATION REFERENCE

Oct 9 9 16 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Address of Grantee	Mail Tax Notice to	Map Parcel No.
Route 10, Box 30 Cumming, Georgia 30130	Route 10, Box 30 Cumming, Georgia 30130	149-52

IN WITNESS WHEREOF, Grantor has caused its duly authorized bank officers to execute this indenture, to affix its bank seal hereto, and to deliver this indenture to Grantee, all the day and year first written above.

GRANTOR:

BANK SOUTH, N.A., a ~~national~~ banking association

Signed, sealed and delivered in the presence of:

By: Cliff C. Kimsey III
Title: SR. VICE PRESIDENT

Attest: John E. Carver, Vice-President
Title:

Witness

Witness

(BANK SEAL)

STATE OF GEORGIA COUNTY OF Cobb.

Before me the undersigned Notary Public of the state and county aforesaid, personally appeared Cliff C. Kimsey, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Senior Vice President of Bank South, N.A., the within named bargainor, a national banking association, and that he, as such officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the banking association, by himself as such officer.

WITNESS my hand, at office, this 15th day of August, 1986.

Date of Expiration of Commission:
Notary Public, Georgia, State at Large
My Commission Expires September 11, 1989

Notary Public (SEAL)

STATE OF GEORGIA COUNTY OF COBB

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $213,180.00, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

WALTER A. HOBBS III

Signed and sworn to or affirmed before me on this the 15th day of August, 1986.

Date of Expiration of Commission
Notary Public, Georgia, State at Large
My Commission Expires September 11, 1989

Notary Public (SEAL)

EXHIBIT "A"

All those tracts or parcels of land described as follows:

TRACT I:

TRACT A:

A tract of land in the 2nd Civil District of Davidson County, Tennessee, being part of Lot No. 3 in the partition of the lands of Willis L. Shumate, deceased, a plan of which is of record in Will Book 10, page 129 County Clerk's Office for Davidson County, Tennessee, being more particurly described as follows:

STARTING at a point in the intersection of the westerly margin of Rural Hill Road and the southerly margin of Murfreesboro Road; thence northwesterly along the margin of Murfreesboro Road, 300 feet to a post; thence extending back between parallel lines in a southerly diretion 250 feet on both the easterly and westerly lines to posts in the rear and the measured distance between said two posts being 300 feet; being the same property conveyed to Grantor by Deed recorded in Deed Book ____, at page ___ in the Register's Office of Davidson County, Tennessee

TRACT B:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey by E. L. Miller, Jr. & Co., October 19, 1965, as follows:

BEGINNING at the southwest intersection of Rural Hill Road and Murfreesboro Road at the southeast corner of the property conveyed to J.E. Moss by Deed from Ida Mae Grey, of record in Book 3404, page 439, RODC, Tennessee; thence with said Moss southern boundary line, South 79 degrees 05 minutes West 251.6 feet to an iron pin; thence South 53 degrees 00 minutes East 236.1 feet to the westerly margin of Rural Hill Road; thence with same, north 20 degrees 00 minutes east 120 feet to a stake highway concrete monument, and continuing with same, North 13 degrees 29 minutes east 80 feet to the beginning, containing 0.5 acres, more or less; being the same property conveyed to Grantor by Deed recorded in Deed Book ____, at page ___ in the Register's Office of Davidson County, Tennessee.

TRACT II:

TRACT A:

All that tract or parcel of land lying and being in the Fifth Ward of the City of Jackson, Madison County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the South margin of Carriage House Drive, said point being Southwest a distance of 30 feet, more or less, from the Northwest corner of a tract of property conveyed to W. Ray Goehring and wife; runs thence South 2 degrees 11 minutes West a distance of 302.50 feet to a point; runs thence North 87 degrees 49 minutes West a distance of 230 feet to a point; runs thence North 3 degrees 24 minutes West a distance of 143.18 feet to a point, said point

being the Southwest corner of a tract of property conveyed to the City of Jackson of record in Deed Book 237, at Page 489, in the Register's Office of Madison County, Tennessee; runs thence South 87 degrees 49 minutes East with said City of Jackson tract a distance of 118.31 feet to a point; runs thence North 22 degrees 17 minutes West with the East margin of said City of Jackson tract a distance of 156.50 feet to a point; runs thence North 2 degrees 11 minutes East with the East margin of the City of Jackson tract a distance of 11.87 feet to a point in the South margin of Carriage House Drive; runs thence South 87 degrees 49 minutes East with the South margin of Carriage House Drive a distance of 126.46 feet to a point; runs thence with the South margin of Carriage House Drive in a Northeasterly direction with a curve to the left having a radius of 389.265 feet a distance of 63 feet to the point of beginning. The same being a portion of Lot No. 3, Highland Village, Section I, a plat of which appears of record in Plat Book 3, at Page 288, in the Register's Office of Madison County, Tennessee, and a portion of a 1.45 acre tract conveyed to R. Joel McAlexander, et al, by Robert F. Graves, et al, containing 1.45 acres, more or less.

Being the same property conveyed to the Grantor by Deed of record in Deed Book ___, Page ___, in the Register's Office of Madison County, Tennessee.

TRACT B:

All that tract or parcel of land lying and being in the Fifth Ward of the City of Jackson, Madison County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the south margin of Carriage House Drive, said point being the east margin of a tract of property conveyed to the City of Jackson by deed of record in Deed Book 237, at Page 489, in the Register's Office of Madison County, Tennessee; runs thence south 2 degrees 11 minutes west with the east margin of said City of Jackson tract a distance of 11.87 feet to a point; runs thence south 22 degrees 17 minutes east with the east margin of said City of Jackson tract a distance of 91.65 feet to a point, said point being the point of beginning; runs thence south 22 degrees 17 minutes east with the east margin of said City of Jackson tract a distance of 64.85 feet to a point, said point being an interior corner of Georgia Properties, Inc.; runs thence north 87 degrees 49 minutes west with the margin of Georgia Properties, Inc., a distance of 26.86 feet to a point; runs thence north 2 degrees 11 minutes east a distance of 59.03 feet to the point of beginning, containing 792.77 square feet or .018 acres.

Being the same real estate conveyed to the Grantor by Deed of record in Deed Book ___, Page ___, in the Register's Office of Madison County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 7004 PAGE 392

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
			218.80 CO- CAMT.	
			596.90 CSTAX	
			.50 PRFE	
			12.00 WDE D	
			CHECK	603.46-
			2008A1C/09/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE

OCT 9 9 16 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 304580