56254

BOOK 7019 PAGE 452

pCDBDH0142 09/09/86

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

Oct 24 2 55 PM '86
DAVIDSON COUNTY, TN

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To	Map Parcel Numbers
OLD HICKORY DEVELOPMENT COMPANY, INC. (Address)	Same	Map 149 P/O Par 292

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, CALIFORNIA-TEXAS PROPERTIES, INC. by these presents does hereby quitclaim and convey unto OLD HICKORY DEVELOPMENT COMPANY, INC., its successors and assigns, all its right, title and interest in and to the property described on Exhibit A hereto.

CALIFORNIA-TEXAS PROPERTIES, INC.

By: James J. Brady
Its: Vice President

STATE OF Texas)
COUNTY OF Tarrant

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James J. Brady, 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 Vice President of California-Texas Properties, Inc., the within named bargainor, a Texas corporation, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of California-Texas Properties, Inc. by James J. Brady Vice President.

WITNESS my hand and seal, at office in Tarrant, County, Texas, this 23rd day of October, 1986.

Vermell Boucher
Notary Public

VERMELL BOUCHER
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES
6-21-89

My Commission Expires:
6-21-89

NOTARY PUBLIC STATE OF TEXAS

STATE OF TENNESSEE)
COUNTY OF [illegible])

The actual consideration for this transfer is $ 1.00.

Affiant

Subscribed and sworn to before me
this [illegible] day of [illegible], 1986.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

[illegible]

EXHIBIT A

BEING A 15 FOOT WIDE EASEMENT PARCEL ALONG A PORTION OF THE WEST LINE OF TRACT No. 16, HICKORY HIGHLANDS AND BEING BOUNDED ON THE NORTH BY ASHBY DRIVE; ON THE EAST AND SOUTH BY TRACT No. 16, HICKORY HIGHLANDS; ON THE WEST BY LOT 18, BELLWOOD ESTATES, SECTION ONE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF ASHBY DRIVE, SAID POINT BEING THE NORTHEAST CORNER OF LOT 18, BELLWOOD ESTATES, SECTION ONE AND A CORNER COMMON WITH TRACT No. 16, HICKORY HIGHLANDS;

THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF ASHBY DRIVE, NORTHEASTERLY, ON A CURVE TO THE LEFT, THE RADIUS OF WHICH IS 1094.71 FEET, ALONG THE CURVE DISTANCE OF 15 FEET, MORE OR LESS, TO A POINT;

THENCE LEAVING ASHBY DRIVE ON A LINE PARALLEL TO AND 15 FEET EAST OF THE COMMON LINE BETWEEN LOT 18, BELLWOOD ESTATES AND TRACT No. 16, HICKORY HIGHLANDS, SOUTH 37 DEG 35 MIN 59 SEC EAST, 173 FEET, MORE OR LESS, TO A POINT;

THENCE SOUTHWESTERLY, 15.00 FEET TO A POINT, THE SOUTHEAST CORNER OF LOT 18, BELLWOOD ESTATES, SECTION ONE;

THENCE WITH LOT 18, BELLWOOD ESTATES, SECTION ONE, NORTH 37 DEG 35 MIN 59 SEC WEST, 172.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,590 SQUARE FEET, MORE OR LESS.

Being part of the property conveyed to Grantor by deed of record in Book 6768, Page 661, Register's Office of Davidson County, Tennessee.