Box 37 (APC)

BOOK 7068 PAGE 235

Address New Owner:	Map-Parcel Numbers:
Hickory Downs Venture c/o Southeast Venture Companies 301 S. Perimeter Park Drive Nashville, Tennessee 37211	163-174 ~~174~~-25 174-28
Send Tax Bills To:	**Address of Mortgagee:**
same	American General Investment Corporation 2777 Allen Parkway Houston, Texas 77019

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

QUITCLAIM DEED

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, Hickory Downs, Ltd., a Tennessee limited partnership (the "Grantor"), by these presents does hereby sell, assign, and forever quitclaim unto Hickory Downs Venture, a joint venture composed of Atlas Realty Company and Hickory Downs, Ltd. (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain tracts or parcels of real estate in Davidson County, Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This is unimproved property located in Davidson County.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 12th day of December, 1986.

Notary Public
My Commission Expires: 11-12-90

WITNESS the hand of the Grantor, this 12th day of December, 1986.

HICKORY DOWNS, LTD., a Tennessee limited partnership

By: Southeast Venture Companies, Inc., General Partner

By: Joseph V. Ferrelli
Joseph V. Ferrelli,
Vice President and
General Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Loretta B. Lane, a Notary Public in and for the County and State aforesaid, personally appeared Joseph V. Ferrelli, 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 and General Manager of Southeast Venture Companies, Inc., a Tennessee corporation, which corporation is the General Partner of Hickory Downs, Ltd., the within named bargainor, a Tennessee limited partnership, and that he, as such Vice President and General Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of Southeast Venture Companies, Inc., as General Partner on behalf of the limited partnership by himself as Vice President and General Manager.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 12th day of December, 1986.

Loretta B. Lane
Notary Public

My Commission Expires: 7/18/89

TRACT 1 (W. TURNER)

Being a parcel of land lying in Davidson County, Tennessee and being bounded on the East by Hazel Whitfield; on the West by Interstate Highway 24; on the North by W.W. Wair and being more particularly described according to a survey performed by Morrow & Associates, Inc. and dated October 21, 1986:

Beginning at a concrete monument corner common with Hazel Whitfield in the East right-of-way line of Interstate Highway 24, said monument being located N 41° 47' 27" W, 961.90 feet from the intersection of the West right-of-way line of Old Franklin Road and the East right-of-way line of Interstate Highway 24;

Thence with the East right-of-way line of Interstate Highway 24, N 41° 47' 27" W, 607.16 feet to a point, a corner common with W.W. Wair in the East right-of-way line of Interstate Highway 24;

Thence with Wair, S 83° 45' 39" E, 453.99 feet to an iron pin corner common with Hazel Whitfield in the South line of W.W. Wair;

Thence with Whitfield S 06° 36' 05" W, 406.04 feet to the point of begining.

Containing 2.12 acres, more or less.

Being a portion of the property conveyed to Willie Ethel Turner by Quitclaim of record in Book 5714, page 812, Register's Office for Davidson County, Tennessee.

TRACT 2 (H. TURNER)

Being a parcel of land lying in Davidson County, Tennessee and being bounded on the East by Old Franklin Road; on the West by Interstate Highway 24; on the North by Hazel Whitfield and being more particularly described according to a survey performed by Morrow & Associates, Inc. and dated October 21, 1986:

Beginning at a concrete monument at the intersection of the West right-of-way line of Old Franklin Road and the East right-of-way line of Interstate Highway 24;

Thence with the East right-of-way line of Interstate Highway 24, N 41° 47' 27" W, 612.55 feet to a concrete monument corner common with Hazel Whitfield in the East right-of-way line of Interstate Highway 24;

Thence with Whitfield, South 84° 00' 56" East, 553.99 feet to an iron pin corner common with Hazel Whitfield in the West right-of-way line of Old Franklin Road;

TRACT 3 (WAIR)

Beginning at a point situated in the westerly margin of Old Franklin Road, said point being the Northeast corner of the Hazel Whitfield property of record in Deed Book 5449, page 157, R.O.D.C, Tennessee and the Southeast corner of the property herein described;

Thence, leaving said road, along a rock wall, N 81° 27' 22" W, a distance of 515.02 feet to an iron rod;

Thence, N 81° 44' 32" W, a distance of 789.96 feet to an iron rod in the Easterly margin of Interstate 24;

Thence, with the Easterly margin of Interstate 24, N 39° 59' 36" W, a distance of 113.25 feet to a concrete monument;

Thence, leaving said highway, N 9° 42' 52" E, a distance of 350.27 feet to a point;

Thence, N 9° 06' 18" E, a distance of 980.26 feet to a point;

Thence, N 8° 23' 07" E, a distance of 361.77 feet to a point;

Thence, N 36° 15' 40" E, a distance of 30.89 feet to a point;

Thence, N 23° 38' 22" E, a distance of 500.26 feet to a point;

Thence, N 25° 18' 16" E, a distance of 254.28 feet to a point;

Thence, N 21° 48' 12" E, a distance of 336.56 feet to an iron rod situated in the Southerly margin of the Seaboard Systems Railroad right-of-way;

Thence, with said right-of-way, around a curve to the right having a central angle of 8° 12' 04", a radius of 2764.93 feet, a total length of 395.76 feet to a point;

Thence, S 63° 27' 16" E, a distance of 755.91 feet to a point;

Thence, S 9° 06' 01" W, a distance of 873.78 feet to a point in the Westerly margin of Old Franklin Road;

Thence, with said road, S 9° 02' 47" W, a distance of 1638.50 feet to the point of beginning and containing 82.95 acres of land more or less.

The foregoing description being intended to describe the entire property conveyed to W.W. Wair by deed of record in Book 1585, page 57, Register's Office for Davidson County, Tennessee.

72671
IDENTIFICATION REFERENCE
Dec 12 4 22 PM '86
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN