Fele Box 6

BOOK 7091 PAGE 168

This Instrument Prepared By:
New Owner: L & W Properties
Ludwick & Lowell
5th Floor, 501 Union Bldg.
Nashville, Tennessee 37219

Say Bills to Same - Map 80-0 Par 43

DAVIDSON COUNTY, TN
FILED & RECORDED IN OFFICE
Dec 31 5 03 PM '86
REGISTER'S FEE
INSTRUMENT REFERENCE
78836

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), the receipt of which is hereby acknowledged, the undersigned, Roland M. Lowell and wife Ruby Ellon Lowell joining in for the purpose of relinquishing any dower or statutory rights in said property, hereby quitclaim all their right, title and interest to L & W Properties, a partnership composed of Roland M. Lowell and Wayne M. Wise, in and to the following described real estate located in the First Civil District of Nashville, and Davidson County, Tennessee, at the Southeast Quadrant of the Intersection of Briley Parkway and Centennial Boulevard and being more particularly described as follows:

BEGINNING at a concrete monument at the northeast corner of herein described property, said monument being the southeast corner of Wayne A. Greer of record in Book 5728, Page 416, R.O.D.C., and being in the westerly line of South Central Bell of record in Book 5115, Page 523, R.O.D.C.;

THENCE, with said westerly line of South Central Bell, S 45 degrees 47' 01" W, 807.07 feet to an iron pin;

THENCE, with the property conveyed to Lewis A. Sharp, Jr. and Thomas D. Robinson by Deed of Record in Book 5217, Page 920 R.O.D.C., S 45 degrees 47' 59" W, 1,055.44 feet to an iron pin;

THENCE, with the property conveyed to William A. Hinton by deed of record in Book 4393, Page 318, R.O.D.C., S. 45 degrees 47' 59" W, 272.30 feet to an iron pin in the northerly line of Nashville Electric Service of record in Book 5620, Page 600, R.O.D.C.;

THENCE, with said N.E.S. line, N 51 degrees 44' 51" W, 114.39 feet to a point in the easterly margin of Briley Parkway;

THENCE, with said easterly margin of Briley Parkway the following calls:

N 02 degrees 40' 37", 4.99 feet to a highway R/W monument;

With a curve to the right 384.87 feet to a point, said curve having a central angle of 16 degrees 40' 31", a radius of 1,322.39 feet, a tangent of 193.80 feet, and a chord of N 09 degrees 37' 42" E, 383.51 feet;

N 17 degrees 12' 24" E, 146.67 feet to a point;

With a curve to the right 187.52 feet to a point, said curve having a cental angle of 30 degrees 15' 13", a radius of 355.14 feet, a tangent of 96.00 feet and a chord of N 49 degrees 31' 53" E, 185.35 feet;

N 66 degrees 04' 37" E, 203.11 feet to a point;

With a curve to the left 592.64 feet to a point, said curve having a central angle of 60 degrees 00' 24", a radius of 565.87 feet, a tangent of 326.75 feet and a chord of N 34 degrees 39' 51" E, 565.93 feet;

N 12 degrees 47' 55" E 70.69 feet to a point;

With a curve to the right 272.36 feet to a point; said curve having a central angle of 75 degrees 57' 30", a radius of 205.44 feet, a tangent of 160.39 feet and a chord of N 42 degrees 39' 14" E, 252.85 feet;

N 82 degrees 21' 26" E, 383.91 feet to a point;

N 63 degrees 51' 54" E, 107.70 feet to a point in the southerly margin of Centennial Boulevard;

THENCE, N 85 degrees 42' 20" E, 169.77 feet to a point;

THENCE, leaving said southerly margin of Centennial Boulevard with the westerly line of the property conveyed to Wayne A. Greer and Jackie D. Cook by deed of record in Book 5728, Page 416, R.O.D.C., S 12 degrees 31' 40" E, 143.13 feet to the point of beginning.

Containing 765,067 square feet or 17.56 acres, more or less.

This conveyance is made subject to any Utility Easements or any lines that are found to exist upon the above described property, including the following:

1. A 20-foot wide Right-of-Way Easement to Colonial Pipeline Company of Record in Book 4781, Page 12, R.O.D.C.

2. A 20-foot wide Permanent Sewer and or Storm Drain Easement of Record in Book 5453, Page 426, R.O.D.C.

3. A 20-foot wide Sanitary Sewer Easement of Record in Book 4253, Page 353, R.O.D.C.

4. Sanitary Sewer Easement of unspecified width of Record in Book 2495, Page 72, R.O.D.C.

5. T.V.A. Easements across subject property of unknown Record.

6. A 10-foot wide N.E.S. Easement of Record in Book 1298, Page 506, R.O.D.C.

This being the same property conveyed to Roland M. Lowell from the State of Tennessee, by Deed as of Record in Deed Book 7091, Page 163, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto Roland M. Lowell forever.

IN WITNESS WHEREOF, the parties hereto have affixed their signatures this the 26th day of December, 1986.

Roland M. Lowell

Ruby Ellon Lowell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Roland M. Lowell and Ruby Ellon Lowell with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained by affixing their signatures hereto.

Witness my hand and seal at office in Nashville, this 26th day of December, 1986.

Shirley J. Richmond
NOTARY PUBLIC

My Commission Expires: 1/21/90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $ -0-. Subscribed and sworn to before me, this the 26th day of December, 1986.

Roland M. Lowell

Carol R Rivers
NOTARY PUBLIC

My Commission Expires: 5/13/89