Box 18 - DKH

pcdbdh0381 1/7/87

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

QUITCLAIM DEED

Address New Owner(s) As Follows:	Mortgagee:	Map Parcel Numbers
Miller G. Kimbrough, Jr., Trustee 4400 Harding Road, Suite 701 Nashville, TN 37205	None	Map 95-15, Parcel 42

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, THE ATRIUM PROPERTY OWNERS' ASSOCIATION, a Tennessee not-for-profit corporation, by these presents does hereby quitclaim and convey unto MILLER G. KIMBROUGH, JR., TRUSTEE, with full power to sell, convey, mortgage, and encumber without the joinder of any beneficiary, his successors and assigns, all its right, title and interest in and to the following-described property:

Lot 4, Atrium Way, Phase One, of record in Book 6250, page 84, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to grantor by deed of record in Book 6361, page 685, said Register's Office.

The foregoing to the contrary notwithstanding, the grantor reserves for itself and its successors and assigns a perpetual easement for the erection and maintenance of a sign or signs and for landscaping over the portion of said Lot 4 not described on Exhibit A.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 8th day of January, 1987.

THE ATRIUM PROPERTY OWNERS' ASSOCIATION

By: _____
Robert R. McCalla, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert R. McCalla, 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 President of The Atrium Property Owners' Association, the within named bargainor, a not-for-profit organization, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the organization by himself as such officer.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 8th day of January, 1987.

_____
Notary Public

My Commission Expires:

7/9/89

NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00.

Affiant

Subscribed and sworn to before me this 8th day of January, 1987.

Notary Public

My Commission Expires:

7/9/89

EXHIBIT A

LEGAL DESCRIPTION
LOT 4 LESS RESERVED PARCEL A

Land in Davidson County, Tennessee, being part of Lot 4 of the Revision of Lots 1, 2, and 4 of the Atrium, Phase One of record in Plat Book 6250, page 84, R.O.D.C., TN., and being more particularly described as follows:

Beginning at a concrete monument in the Southwesterly margin of Atrium Way at the Northwesterly corner of this tract; thence with the margin of Atrium Way the following calls: thence with a curve to the left, having a radius of 292.00', and a long chord of 158.04', said chord having a bearing of S66°14'34"E, a distance along the curve of 160.03' to a concrete monument; thence S81°56'36"E 149.69' to a concrete monumnet; thence with a curve to the right, having a radius of 106.00', and a long chord of 127.57', said chord having a bearing S44°56'52"E, a distance along the curve of 136.89' to a concrete monument; thence S82°02'52"W 5.00' to a concrete monument; thence S 07°57'08"E 83.37' to a point; thence leaving the margin of Atrium Way N82°07'08"W, passing the Northeasterly corner of the property leased by Holiday Inns, Inc. at 43.21', in all a distance of 224.21' to an iron pin; thence with the line of said leased property the following calls: N13°32'52"E 84.88' to a point in the center of Simms Branch; thence with center of said branch the following calls: N66°38'08"W 13.24'; thence N50°08'08"W 76.00'; thence S87°18'52"W 96.00'; thence N78°07'08"W 55.00' to a point; thence leaving said leased property and leaving the creek N21°19'32"E 90.33', to the point of beginning, containing 0.984 acres more or less.

Being part of the same property conveyed to Miller Kimbrough, Jr., Trustee, by deed of record in Deed Book 5995, page 720, Register's Office, Davidson County, Tennessee.

83350

IDENTIFICATION REFERENCE

JAN 13 3 51 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN