Box 4

This instrument prepared by:
State of Tennessee
Department of Transportation
Legal Division - 700 James K. Polk
Nashville, TN 37219

Project No. QI-440-4(31)205
Davidson County
Tract: 156-B
John Paul Jones
Map 104-5 Par. 383

REPLACEMENT DEED

Whereas, pursuant to Tennessee Code Annotated, Section 12-2-112 (a)(9), by instrument dated October 16, 1986, the State of Tennessee acting through its Commissioner of Transportation quitclaimed unto John Paul Jones, certain real estate located in the County of Davidson, Tennessee; and,

Whereas, the full consideration of Five Thousand Dollars ($5,000.00) for this transaction was paid in full to the State and effective delivery of the quitclaim deed was made to John Paul Jones, and,

Whereas, John Paul Jones, did not record the original quitclaim deed and said deed cannot be located, and,

Whereas, John Paul Jones is now deceased and John W. Jones, the Executor named under the Will of John Paul Jones, has requested that a replacement deed be provided; and,

Whereas, the State of Tennessee acting by its Commissioner of Transportation is willing to provide the Executor named under the Will with a replacement deed which shall affirm that the aforementioned transaction took place.

Now, Therefore, the substance of the original quitclaim deed shall be repeated herein for the purpose of providing the Executor named under the Will of John Paul Jones with a replacement deed.

"FOR AND IN CONSIDERATION OF the sum of $ 5,000.00 cash in hand paid, the receipt of which is hereby acknowledged, the STATE OF TENNESSEE, acting by its Commissioner of Transportation, under the authority of Section 12-2-112(a)(9), Tennessee Code Annotated, hereby quitclaims all its right, title and interest unto John Paul Jones, in and to the following described real estate located in the County of Davidson, Tennessee, and being more particularly described as follows:

Being a part of Lot 104 Richland Realty Company's Division B as of record in Subdivision Book 161 Page 151, Register's Office, Davidson County, and more particularly described as follows:

BEGINNING at a point, said point being at the intersection of the west dedicated right of way line of Park Circle and the south dedicated right of way line of Central Avenue; thence with the south dedicated right of way line of Central Avenue South 66 degrees 45 minutes West for 425.0 feet to a point of beginning; thence South 22 degrees 42 minutes East for 161.5 feet to a point in the north line of an alley; thence with the north line of an alley South 58 degrees 30 minutes West for 29.0 feet to a point; thence along a curve to the left with a radius of 447.46 feet for 86.0 feet to a point; thence North 23 degrees 36 minutes West for 78.7 feet to a point in the south dedicated right of way line of Central Avenue; thence with the south dedicated right of way line of Central Avenue north 66 degrees 45 minutes east for 19.5 feet back to the point of beginning.

Containing 3.955 square feet more or less.

Being the same property conveyed by John Paul Jones and wife, Alberta Jones to the State of Tennessee for the use and benefit of the Department of Transportation, and recorded in the Office of the Register of Deeds for Davidson County, Tennessee, in Book 4826, page 668.

This conveyance is subject to the following conditions:

No junkyards, as defined in 23 U.S.C., Section 136 shall hereafter be established or maintained on land released as excess to highway needs. No signs, billboards, outdoor advertising structures or advertisement of any kind as provided for in 23 U.S.C., Section 131 shall be hereafter erected, displayed, placed or maintained upon or within the land released, except that signs may be erected and maintained to advertise the sale, hire or lease of the property, or the principal activities conducted on the land upon which the signs are located.

The grantees, for themselves, their heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, do hereby covenant and agree that; (1) no person, on the ground of sex, handicap, race, color, or national origin shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of any public facilities which may be constructed on the above described land; (2) that in connection with the construction of any improvements on said lands and the furnishing of services thereon, no discrimination shall be practiced in the selection of employees and contractors, by contractors in the selection and retention of first-tier sub-contractors and by first-tier sub-contractors in the selection and retention of second-tier sub-contractors; (3) that such discrimination shall not be practiced against the public in their access to and use of the facilities and services provided for public accommodations (such as eating, sleeping, rest, recreation, and vehicle servicing) constructed or operated on the above described land; and (4) that the grantees comply with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended; Title 49, Code of Federal Regulations, Part 27, Nondiscrimination on the Basis of Handicap in Programs and Activities Receiving or Benefiting from Federal Financial Assistance; and 23 U.S.C., Section 324.

TO HAVE AND TO HOLD said real estate, together with all improvements thereon, unto John Paul Jones, forever.

IN WITNESS WHEREOF the STATE OF TENNESSEE, acting through its Commissioner of Transportation has caused this instrument to be executed this 16th day of October, 1986.

STATE OF TENNESSEE

/s/
Dale R. Kelley
Commissioner of Transportation

Before me, Luther Griffin, of the State and County aforesaid, personally appeared Dale R. Kelley, 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 Commissioner of Transportation, and that he as such Commissioner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the State of Tennessee by himself as such Commissioner.

Witness my hand and seal, at office in Nashville, Tennessee, this 16th day of October, 1986.

/s/ Luther Griffin
Notary Public

My Commission expires: 11-1-87

This replacement deed executed this the 27th day of March, 1987 by the State of Tennessee acting through its Commissioner of Transportation.

STATE OF TENNESSEE

BY: Jimmy Evans
Jimmy M. Evans
Commissioner of Transportation

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Before me, Luther Griffin, of the State and County aforesaid, personally appeared Jimmy M. Evans, 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 Commissioner of Transportation, and that he as such Commissioner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the State of Tennessee by himself as such Commissioner.

Witness my hand and seal, at office in Nashville, Tennessee, this 27 day of March, 1987.

Luther Griffin
Notary Public

My Commission expires: 11-1-87

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 5,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of APRIL, 1987.

Notary Public

My Commission Expires:

2/19/88

17695

IDENTIFICATION

APR 22 11 34 AM '87

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

RECEIVED OF _____

FOR _____

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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

5000.00- CAMT.
14.00 CSTAX
.50 PRFEE
9.00 WDDTD
CHECK 23.50-
7704AC4/22/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17695

IDENTIFICATION REFERENCE

APR 22 11 34 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 72469