kcpl5:4/22/87

File Box 6

QUITCLAIM DEED

Address New Owner as Follows: EBM Investments, Inc. P.O. Box 148026 Nashville, Tn. 37214

Send Tax Bills To: Same

Map-Parcel No. Part of Map 95-12 Parcel 164

MORTGAGEE - COMMERCE UNION BANK

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me, this the 1st day of May, 1987.

NOTARY PUBLIC

My Commission Expires: 5/13/89

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, We, Werner R. Muggler and wife, Elfriede Muggler ("Grantors"), by these presents, do hereby quitclaim unto EBM Investments, Inc., a Tennessee corporation ("Grantee"), its successors and assigns, all of our right, title and interest in and to the following described land in Davidson County, Tennessee:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

unimproved (X)
This is improved ( ) property, known as _____

IN WITNESS WHEREOF, Grantors have executed this instrument on the 1st day of May, 1987.

Werner R. Muggler

Elfriede Muggler

2 1 5 2 4

IDENTIFICATION REFERENCE

MAY 4 11 05 AM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Werner R. Muggler and wife, Elfriede Muggler, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of May, 1987.

NOTARY PUBLIC

My Commission Expires: 5/13/89

TRACT NO. I:

Land in Davidson County, Tennessee, being Lots 1 through 8, inclusive, on the Final Plat, Woodwind Subdivision, Section 1, of record in Book 6900, page 213, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lots.

TRACT NO. I being part of the same property conveyed to Werner R. Muggler and wife, Elfriede Muggler, by deed from Merrill Lynch Relocation Management, Inc., a California corporation, of record in Book 6111, page 604, Register's Office for Davidson County, Tennessee.

TRACT NO. II:

An easement for ingress and egress 30 feet in width running north of and parallel to the southern boundary line of the 1.89 acre tract described in the deed of record in Book 6111, page 604, said Register's Office, to which deed reference is hereby made.

Said easement shall be in force and effect until such time that an access road meeting the standards of the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee, and/or public works, providing access to the property shown as "Future Development" on the Final Plat, Woodwind Subdivision, Section 1, of record in Book 6900, page 213, said Register's Office, (to which plat reference is hereby made) is constructed. Upon completion of construction of such access road, and with the written consent in a form suitable for recording of any and all then current mortgagees, the easement granted herein shall terminate and no longer be of any force and effect.