STEWART , BLACK & UNDERHILL
ATTORNEYS AT LAW
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

BOOK 7300 PAGE 790

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
B,C & F CO., A MINNESOTA PARTNERSHIP 232 Lothenbach Avenue Saint Paul, MN. 55118	SAME SAME SAME	MAP 095-13-0 PARCEL 027 03DZ-33518

QUITCLAIM DEED

FOR AND IN CONSIDERTION of the sum of ONE AND NO/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Frank E. O'Donnell, Trustee with full power to mortgage, sell, transfer and convey without the joinder of any beneficiary, by these presents does hereby quitclaim, transfer and convey unto B,C & F Co., a Minnesota general partnership its successors ~~his/her/their/xx/heirs~~, and assigns, all of his right, title and interest in and to the hereinbelow described tract or parcel of land, to-wit:

See Exhibit A attached hereto and made a part hereof by reference.

This is property known as 1890 Elm Tree Drive, Nashville, Tennessee.

This is (improved, ~~unimproved~~) property.

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

WITNESS my hand this the 24 day of June, 1986.

Frank W. O'Donnell, Trustee

Frank W. O'Donnell, Trustee

47208

IDENTIFICATION REFERENCE

JUL 20 13 07 AM '87

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer is $ NONE .

Frank W. O'Donnell, Trustee
AFFIANT Frank W. O'Donnell, Trustee

Subscribed and sworn to before me this the 24 day of June, 1987.

Christopher A. Higgins
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-21-90

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 Frank W. O'Donnell, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 24 day of June, 1987.

Christopher A. Higgins
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-21-90

A parcel of land in the 3rd Civil District, Nashville, Davidson County, Tennessee, being Lot No. 39 on the Plan of Metropolitan Industrial Parks, Inc., Section 32, as of record in Book 4595, page 90, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument in the western right-of-way of Elm Tree Drive and also the centerline of a TVA transmission line easement; thence, with said easement, N 70° 46' W, 328.71 ft. to a concrete monument; thence, leaving TVA easement, N 21° 46' E, 263.73 ft. to a concrete monument; thence, N 36° 02' 55" E, 56.34 ft. to a concrete monument in the southern margin of Mapleleaf Drive, the beginning of a curve to the left; thence, along said curve in Mapleleaf Drive having a central angle of 14° 38' 55", a radius of 730.00 ft. and a distance of 186.64 ft. to a concrete monument; thence, S 68° 36' E, 77.93 ft. to a concrete monument, the beginning of a curve to the right; thence, with said curve having a central angle of 90° 00', a radius of 50.00 feet and a distance of 78.54 ft. to a concrete monument, the westerly margin of Elm Tree Drive; thence, along said margin, S 21° 24' W, 232.08 ft. to the point of beginning; containing 2.20 acres, more or less.

Being the same property conveyed to Frank W. O'Donnell, Trustee, by deed from Metropolitan Industrial Parks, Inc., of record in Book 4653, page 56, said Register's Office.

This conveyance is made subject to easements, building set-back lines, and condition of owner's certificate as shown on the plan of record in Book 4350, page 56, and in Book 4595, page 90, said Register's Office and to restrictive covenants, of record in Book 4214, Page 851, made applicable to this property by instrument of record in Book 4651, Page 926, said Register's Office, to right of way easement of record in Book 4947, page 516, said Register's Office, and 50 foot TVA easement along the rear line of lot and a 30 foot easement to Colonial Pipeline located in the rear portion of said lot. Subject to Deed of Trust of Record in Book 4765, page 847, said Register's Office, which Deed of Trust grantee hereby assumes and agrees to pay.

EXHIBIT A