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TAX BILLS TO OWNER

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Owen-Eason Commercial		128-67
(NAME)	(NAME)	8D-42320
Rt. 12, Old Natchez Trace		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

THOMAS N. JONES
Attorney at Law
339 Main Street
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
-0-
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF July, 1987

Notary Public

MY COMMISSION EXPIRES: 5/22/89
(AFFIX SEAL)

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,

I, James Notley Maddox (being one and the same person as James N. Maddox) unmarried

"Grantor," by these presents, does hereby quitclaim and convey unto

Owen-Eason Commercial, a partnership composed of Southwinds Development, Inc. and Larry Owen, Inc.

"Grantee," its successors and assigns all of its right, title and interest in and to the following described property in Davidson County Tennessee, as follows:

(See Attached Legal Description)

Grantor conveyes to Grantee with this deed any and all water and sewer rights he has with Harpeth Valley Utilities as pertains to this said property, with the exception of rights to Lot No. 14, to which Grantor retains water and sewer rights.

Subject to the following conditions and restrictions:

1. 1987 taxes are a lien against the property, but are not yet due and payable.
2. Restrictive covenants of record in Book 7253, page 578, RODC, TN.
3. Easement granted to Harpeth Valley Utilities, of record in Book 5258, page 273, and Book 6186, page 141 and Book 7144, page 329, RODC, TN.
4. Charter of record in Book 7266, Page 432, RODC, TN.

RUSH

AUG 4 3 01 PM '87

RECEIVED FOR REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

52582

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

unimproved (XX)
This is improved ( ) property, known as Sawyer Brown Road, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zone)

Witness my hand this 31st day of July, 19 87

James Notley Maddox

JAMES NOTLEY MADDOX

STATE OF TENNESSEE
COUNTY OF Davidson }

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Personally appeared before me, _____
James Notley Maddox (single)
_____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of July, 19 87.

Commission expires: 7.9.89 _____
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____ }

Personally appeared before me, _____

_____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this _____ day of _____, 19 _____.

Commission expires: _____ _____
Notary Public

QUITCLAIM DEED

FROM

TO

Prepared by:

LEGAL DESCRIPTION

Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located on the easterly side of Sawyer Brown Road, being a tract of land as shown on the Plan of Ridgelake of record in Book 6250, page 677, RODC, and being more particularly described as follows:

BEGINNING at a point in the easterly margin of Sawyer Brown Road, as widened, said point being in the northerly line of the property conveyed to Gregory T. Ava, et ux, by deed of record in Book 5789, page 56, RODC, said point also being 1,580 feet, more or less, northerly from the centerline of Meadow Lane.

Thence, with said easterly margin, the following calls: With a curve to the left 121.53 feet to a point, said curve having a central angle of 04° 45' 41", a radius of 1,462.40 feet, a tangent of 60.80 feet and a chord of N 05° 18' 56" W, 121.49 feet; N 07° 41' 46" W, 157.50 feet to a point; With a curve to the right, 607.42 feet to a point, said curve having a central angle of 24° 49' 00", a radius of 1,402.40 feet, a tangent of 308.55 feet, and a chord of N 04° 44' 14" E, 602.69 feet; N 17° 08' 44" E, 225.57 feet to a point on the southerly line of property conveyed to Albert Thomas by deed of record in Book 5318, page 319, RODC, Tn.;

Thence, S 81° 01' 19" E, 160.53 feet along the southerly line of said Thomas property to a point; Thence, N 01° 38' 02" E, 150.02 feet along the eastern line of the Thomas property to a point; Thence, N 81° 00' 57" W, 119.99 feet along the northerly line of the Thomas property to a point in the easterly margin of Sawyer Brown Road, as widened;

Thence, with said easterly margin, the following calls: N 17° 08' 44" E, 397.61 feet to a point; With a curve to the left, 261.28 feet to a point, said point in the southerly line of the property conveyed to Charles Willoughby, etal, by deed of record in Book 3466, page 30, RODC, Tn., said curve having a central angle of 05° 10' 16", a radius of 2,894.93, a tangent of 130.73 feet, and a chord of N 14° 33' 36" E, 261.19 feet;

Thence, leaving said easterly margin, S 86° 36' 59" E, 320.95 feet with the southern line of the Willoughby property to a point; thence, with Old Hickory, Ltd. westerly line, as of record in Book 6565, page 546, RODC, Tn., the following calls: S 05° 39' 23" W, 405.27 feet to a point; S 61° 56' 58" E, 389.84 feet to a point; S 19° 35' 01" E, 348.18 feet to a point; S 40° 21' 30" E, 764.03 feet to a point; S 49° 39' 08" W, 675.92 feet to a point in the northerly line of the Rev. Paul W. Clunan, et al, as of record in Will Book 126, page 341, RODC, Tn.;

Thence, with said northerly line, N 86° 43' 15" W, 719.05 feet to the northwestern corner of the Rev. Paul W. Clunan, et al, the property and the northeastern corner of the Gregory T. Ava, et ux, property, as of record in Book 5789, page 56, RODC, Tn.; Thence with the northerly line of said Ava property, N 86° 30' 47" W, 106.22 feet to a point; Thence, continuing with said northerly line, N 80° 07' 32" W, 211.16 feet to the point of beginning. Containing 1,842,217 square feet or 42.29 acres, more or less.

Being a parcel of land included in but excluded from the above said parcel of land, and being more particularly described as follows:

BEGINNING at a point in the easterly margin of Sawyer Brown Road, as widened, said point being in the northerly line of the property conveyed to Gregory T. Ava, et ux, by deed of record in Book 5789, page 56, RODC, Tn., said point also being 1,580 feet, more or less, northerly from the centerline of Meadow Lane; Thence with said easterly margin, with a curve

to the left 14.16 feet to a point, said curve having a central angle of 01° 36' 45" a radius of 1,462.40 feet, a tangent of 20.58 feet and a chord of N 03° 44' 37" W, 41.16 feet; Thence S 80° 07' 27" E, 220.86 feet to a point; Thence S 86° 30' 47" E, 77.32 feet to a point; Thence N 07° 41' 46" W, 192.00 feet to a point; Thence N 82° 18' 14" E, 60.00 feet to point; Thence, N 44° 13' 40" E, 733.93 feet to a point; Thence, N 42° 54' 06" E, 263.44 feet to a point; Thence, S 40° 21' 30" E. 236.41 feet to a point; Thence, N 59° 10' 00" E, 40.56 feet to a point on the westerly margin of Old Hickory, Ltd. as of record in Book 6565, page 546, RODC, Tn.; Thence along said westerly margin, S 40° 21' 30" E, 60.84 feet to a point; Thence, leaving said westerly margin, S 59° 10' 00" W, 40.56 feet to a point; Thence, S 40° 21' 30" E, 286.53 feet to a point; Thence S 49° 38' 30" W, 224.70 feet to a point; Thence S 64° 23' 06" W, 466.32 feet to a point; Thence, S 03° 16' 45" W, 194.09 feet to a point in the northerly line of the Reverend Paul W. Clunan, etal, as of record in Will Book 126, page 341, RODC, Tn.; Thence with said northerly line, N 86° 43' 15" W, 479.05 feet to the northwesterly corner of the Reverend Paul W. Clunan, et al, property and the northeasterly corner of the Gregory T. Ava, et ux, property, as of record in Book 5789, page 56, RODC, TN.; Thence, with the northerly line of said Ava property, N 86° 30' 47" W, 106.22 feet to a point; Thence, continuing with said northerly line, N 80° 07' 32" W, 216.30 feet to the point of beginning. Containing 532.731 square feet, or 12.23 acres, more or less.

BEING a portion of the same property conveyed to James N. Maddox et ux Drane Maddox by deed from Dan W. Maddox et ux, Margaret Maddox, of record in Book 5312, page 127, RODC, TN.
James N. Maddox and Drane Maddox having since divorced, with Myrtle Drane Maddox having since conveyed her interest in the said property to James Notley Maddox by quitclaim deed in Book 7310, page 980, RODC, TN. The said Myrtle Drane Maddox and Drane Maddox being one and the same person, and the said James Notley Maddox and James N. Maddox being one and the same person.

BEING the same property conveyed to Owen-Eason Commercial, a partnership composed of Southwinds Development, Inc. and Larry Owen, Inc., by warranty deed from James N. Maddox, unmarried, of record in Book 7299, page 5, RODC, TN.