File 14

BOOK 7411 PAGE 328

THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
WHITE & REASOR
3305 West End Avenue
Nashville, TN 37203

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL:
T & C PARTNERSHIP 900 Division Street Nashville, TN 37203	SAME	Map: 85-15 Parcel: 16

FOR NO MONETARY CONSIDERATION, but in accordance with an agreement between the parties of even date herewith, SPRING PLACE VENTURE, a Tennessee joint venture composed of T & C Partnership, a Tennessee general partnership, which is also the Grantee herein, and S.C.W. CONSTRUCTION COMPANY, INC., a Tennessee corporation formerly known as S.C.W., Inc., hereinafter referred to as "Grantor", has bargained and sold, and does hereby transfer and convey unto T & C PARTNERSHIP, a Tennessee general partnership composed of Walter L. Timmons, Jr., and Terrence L. Cobb, hereinafter referred to as "Grantee," its successors and assigns forever, all of Grantor's right, title, and interest in and to certain real property in the State of Tennessee, County of Davidson, more particularly described in Exhibit "A," which is attached hereto and incorporated herein by reference.

This is improved real property known as Spring Place Condominiums, Spring Place Drive, Nashville, Tennessee 37214.

This property is conveyed subject to taxes, restrictions, and encumbrances as may affect the same, whether of record or not, including, but not limited to 1987 Metropolitan Nashville and Davidson County real property taxes, a lien, but not presently due and payable, which have not been prorated between the parties, but have been assumed by Grantee, an indebtedness of Grantor to Fidelity Federal Savings and Loan Association of

Nashville assumed or satisfied by Grantee, limitations and conditions imposed by the Horizontal Property Act as set out in Tennessee Code Annotated Sections 66-27-101, et seq., and matters contained in the Master Deed creating a horizontal property regime for Spring Place Condominiums, as of record in Book 6780, Page 229, Register's Office for Davidson County, Tennessee, as amended in Book 7213, Page 121, said Register's Office, including, but not limited to those easements, common areas, utilities, and other matters contained in the plat of the same exhibited thereto.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on this the 23rd day of November, 1987.

SPRING PLACE VENTURE, a Tennessee joint venture

BY: T & C PARTNERSHIP, a Tennessee general partnership, Joint Venturer

BY: _____
Walter L. Timmons, Jr., General Partner

BY: _____
Terrence L. Cobb, General Partner

BY: S.C.W. CONSTRUCTION COMPANY, INC., a Tennessee corporation formerly known as S.C.W., Inc., Joint Venturer

BY: _____
Stephen C. Wallace, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $0.00.

_____
AFFIANT

SUBSCRIBED and sworn to before me this 23rd day of November, 1987.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:
6-13-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, Donna H. Robinson, a Notary Public of the State and County aforesaid, personally appeared Walter L. Timmons, Jr., and Terrence L. Cobb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged themselves to be General Partners of T & C Partnership, a Tennessee general partnership, and stated that they as General Partners, being authorized so to do, executed the foregoing instrument by signing the name of the partnership by themselves as General Partners, in its capacity as Joint Venturer for Spring Place Venture, the bargainor, a Tennessee joint venture, and that T & C Partnership as such Joint Venturer, caused the same to be executed for the purposes therein contained, by signing the name of Spring Place Venture by itself as Joint Venturer.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this 23rd day of November, 1987.

Donna H. Robinson
NOTARY PUBLIC

MY COMMISSION EXPIRES:
6-13-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, Donna H. Robinson, a Notary Public of the State and County aforesaid, personally appeared Stephen C. Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be President of S.C.W. Construction Company, Inc., formerly known as S.C.W., Inc., a Tennessee corporation, and stated that he as President being authorized so to do, executed the foregoing instrument by signing the name of the corporation by himself as President, in its capacity as Joint Venturer for Spring Place Venture, the bargainor, a Tennessee joint venture, and that the corporation as such Joint Venturer, caused the same to be executed for the purposes therein contained, by signing the name of the joint venture by itself as Joint Venturer.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this 23rd day of November, 1987.

Donna H. Robinson
NOTARY PUBLIC

MY COMMISSION EXPIRES:
6-13-90

EXHIBIT "A"

LEGAL DESCRIPTION

BEING a tract of property lying in Davidson County, Tennessee, and being bounded on the East by Lebanon Road (U. S. Highway No. 70); on the South by W. H. Brewer; on the West by Lots 21, 22 and 23 of Stanford Country Club Estates, as of record in Book 2900, Page 50, Register's Office for Davidson County, Tennessee; on the North by O. E. Walton and being more particularly described as follows:

BEGINNING at an iron pin in the West right-of-way line of Lebanon Road, said pin being a corner common with W. H. Brewer and being located 824 feet more or less northerly from the North right-of-way line of Disspayne Drive; thence with W. H. Brewer, North 56 deg. 53 min. 00 sec. West, 539.10 feet to an iron pin corner common with Lot 21, Stanford Country Club Estates in the North line of W. H. Brewer; thence with Lot 21 and passing the corner between Lots 22 and 23, North 25 deg. 49 min. 56 sec. East, 201.63 feet to an iron pin corner common with O. E. Walton in the East line of Lot 23, Stanford Country Club Estates; thence with O. E. Walton, South 56 deg. 53 min. 00 sec. East, 563.53 feet to an iron pin corner common with O. E. Walton in the West right-of-way line of Lebanon Road (U. S. Highway No. 70); thence with the West right-of-way of Lebanon Road (U. S. Highway 70) on a curve to the right, the radius of which is 3450.00 feet, the central angle of which is 03 deg. 19 min. 19 sec., the chord of which is South 32 deg. 47 min. 22 sec. West, 200.00 feet, along the curve distance of 200.03 feet to the point of beginning, containing 2.54 acres, more or less.

BEING the same property conveyed to Spring Place Venture by a deed from Stephen C. Wallace, Terrence L. Cobb, and Walter L. Timmons, Jr., as of record in Book 6779, Page 598, Register's Office for Davidson County, Tennessee.

8.5.3 6.3
IDENTIFT REFERENCE
Nov 24 3 43 PM '87
DAVIDSON COUNTY, TN