BOOK 7681 PAGE 87

QUITCLAIM DEED

Mail

FROM: HIP Properties

TO: Hillwood Boulevard Joint Venture
907 Two Mile Parkway, Building B
Goodlettsville, TN 37072

This instrument was prepared by:
Mimi S. Hurd
Attorney-at-Law
907 Two Mile Parkway, Building B
Goodlettsville, TN 37072

Address New Owner(s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Hillwood Boulevard Joint Venture c/o Hurd Investment Properties, Inc. 907 Two Mile Parkway, Building B Goodlettsville, TN 37072	Same	102-8-119
		Field Book Numbers
		8 DA 48933

STATE OF Tennessee
COUNTY OF Davidson

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

Raymond B. Hurd
AFFIANT

Subscribed and sworn to before me, this the 13th day of October, 1988.

Mimi S. Hurd
NOTARY PUBLIC

My Commission Expires: May 20, 1992

THIS INSTRUMENT made and entered into on this the 13th day of October, 1988, by and between HIP Properties, a Tennessee General Partnership, hereinafter referred to as "Party of the First Part", and Hillwood Boulevard Joint Venture, a Tennessee Joint Venture, hereinafter referred to as "Party of the Second Part",

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION OF THE sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the Party of the First Part conveys and quitclaims unto the Party of the Second Part, its successors and assigns, all of its right, title, and interest in and to the following described real property, situate and lying in Davidson County, Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being lot no. 2 on the plan of the R. Wayne Oldham Property, a subdivision plat of which is recorded in Book 4955, page 93, Register's Office for Davidson County, Tennessee, and being further described according to a survey by Southern Consultants, Inc., dated June 14, 1977, as follows:

BEGINNING at an iron pin on the northeast margin of Hillwood Boulevard, 120.2 feet south of the end of a 40 foot radius return with the south right-of-way of Charlotte Pike; thence leaving said Hillwood Boulevard north 41° 31' 13" east a distance of 219.25 feet to a point in the south margin of an unimproved 20 foot alley; thence with the south margin of said alley south 48° 32' east a distance of 59.00 feet to an iron pin; thence north 70° 18' east a distance of 2.27 feet to an iron pin; thence with the south margin of said 20 foot unimproved alley south 33° 07' east a distance of 72.51 feet to an iron pin; thence leaving said alley south 41° 31' 13" west a distance of 226.73 feet to an iron pin in the northeast margin of Hillwood Boulevard; thence with said north margin of Hillwood Boulevard on a curve with a radius of 940.00 feet a distance of 132.46 feet to the point of beginning; containing 0.68 acres (29,620 square feet) according to said survey.

Being the same property conveyed to HIP Properties, a Tennessee General Partnership, by deed from Kermit C. Stengel, Jr. of record in Book 7384, page 296, Register's Office of Davidson County, Tennessee.

This is commercial property used as a fast food restaurant and is not the usual place of residence of either Party.

This is improved property, known as 874 Hillwood Boulevard, Nashville, Tennessee.

Party of the First Part further assigns to Party of the Second Part all its rights, title and interest in and to a Lease between Volunteer Investments, Inc., Lessor, and Wendy's of Nashville, Inc., Lessee, dated September 20, 1977, a memorandum of which is of record in Book 5274, page 56, Register's Office of Davidson County, Tennessee together with all of its rights, title and interest in and to the First Amendment of said Lease executed between HIP Properties, a Tennessee General Partnership, and Southern Hospitality Corporation, Successor to Wendy's of Nashville, Inc., dated September 29, 1988. In accepting this deed, Party of the Second Part assumes Party of the First Part's obligations under the lease and amendment thereto arising and related to the period from and after October 15, 1988. Party of the Second Part joins in the execution hereof to acknowledge its agreement to the terms hereof.

WITNESS our hand this 13th day of October, 1988.

HIP PROPERTIES, A TENNESSEE
GENERAL PARTNERSHIP

BY: Stephen D. Woodard, Trustee for HIP Properties
Stephen D. Woodard, Trustee

HILLWOOD BOULEVARD JOINT VENTURE,
A TENNESSEE JOINT VENTURE

BY: J. Brent Hurd, J.V.
J. Brent Hurd, Joint Venturer

BY: Raymond B. Hurd J.V.
Raymond B. Hurd, Joint Venturer

BY: Bill J. Simons, J.V.
Bill J. Simons, Joint Venturer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before, Minnie S. Hurd, Notary Public of State and County, Stephen D. Woodard, with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Trustee 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 13th day of October, 1988.

Minnie S. Hurd
NOTARY PUBLIC

My Commission Expires: May 20, 1992

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before, Mimi S. Hurd, Notary Public of State and County, J. Brent Hurd, with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the joint venturer 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 13th day of October, 1988.

Mimi S. Hurd
NOTARY PUBLIC

My Commission Expires: May 20, 1992

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before, Mimi S. Hurd, Notary Public of State and County, Raymond B. Hurd, with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the joint venturer 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 13th day of October, 1988.

Mimi S. Hurd
NOTARY PUBLIC

My Commission Expires: May 20, 1992

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before, Mimi S. Hurd, Notary Public of State and County, Bill J. Simms, with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the joint venturer 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 13th day of October, 1988.

Mimi S. Hurd
NOTARY PUBLIC

My Commission Expires: May 20, 1992

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7.7.405

IDENTIFICATION REFERENCE

Oct 19 11 57 AM '88

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN