THIS INSTRUMENT PREPARED BY:

James D. Kay, Jr.
MANIER, HEROD, HOLLABAUGH & SMITH,
a Professional Corporation
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 244-0030

3038 12/30 0101 03CHECK 9.00

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel No: |
|---|---|---|
| James D. Kay, Jr.<br>245 Andover Way<br>Nashville, TN 37221 | Same | 142-16-B<br>Parcel 12 |

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

James D. Kay, Jr.

Subscribed and sworn before me, this 13th day of July, 1988.

Notary Public

My Commission Expires: 7-9-89

## QUITCLAIM DEED

For and in consideration of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Northstar Construction, Ltd., Grantor herein, has bargained and sold, and by these presents do transfer and convey unto James D. Kay, Jr., the Grantee herein, his heirs, successors and assigns, all of its right, title and interest in certain land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 12 as shown on the Plan of Arlington Green, Phase I, of record in Book 6900, page 399, as amended in Book 7517, page 281, Register's

Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

The above property is conveyed subject to the following:

1. 1988 Metropolitan Government taxes.

2. Declaration of Covenants, Conditions and Restrictions for Devon Hills, of record in Book 7517, page 283, as amended in Book 7517, page 367, said Register's Office.

3. All matters as shown on the plan of record in Book 6900, page 398, said Register's Office.

4. All matters as shown on the plan of record in Book 6900, page 399, as amended in Book 7517, page 281, said Register's Office.

5. Deed of Trust from Northstar Construction, Ltd., a Tennessee Corporation, to Douglas S. Hale, Trustee, dated July 13, 1988, of record in Book 7598, page 396, Register's Office for Davidson County, Tennessee, to secure an indebtedness evidenced by a promissory note of even date in the original principal amount of 172,000.00 payable to Sovran Bank/Central South, a Tennessee banking corporation.

Being the same property conveyed to Northstar Construction, Ltd., a Tennessee corporation, by deed from Devon Hills Limited Partnership, a Massachusetts limited partnership, of record in Book 7598, page 392, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements and encumbrances of record.

IN WITNESS WHEREOF, the undersigned, being the Grantors herein, have executed this instrument this 13th day of July, 1988.

NORTHSTAR CONSTRUCTION, LTD.
A Tennessee Corporation

BY: _____
James D. Kay, Jr., President

98222

IDENTIFICATION REFERENCE

DEC 30 3 52 PM '88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jane K. Hazzard, a Notary Public within and for the State and County aforesaid, personally appeared James D. Kay, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his several oaths acknowledged himself to be the President of Northstar Construction, Ltd., a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

WITNESS my hand at office this 13th day of July, 1988.

Jane K. Hazzard
Notary Public

My Commission Expires:
7-9-89