MPC

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 22nd day of November, 1988.

My commission expires: _____.

(Affix seal) Notary Public

This instrument was prepared by:
Stokes & Bartholomew, P.A., 424 Church Street, 28th Floor
Nashville, Tennessee 37219

Address New Owner As Follows:	Send Tax Bills To:	
Old Hickory Land Partnership c/o DevCon, Inc. 1879 Buford Highway Suite 71, Box 10 Buford, GA 30518	Old Hickory Land Partnership c/o DevCon, Inc. 1879 Buford Highway Suite 71, Box 10 Buford, GA 30518	Map 53 Parcel 10

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the Grantee herein to pay the principal balance plus future interest on a certain Deed of Trust Note, dated November 16, 1987, in the original principal amount of ONE HUNDRED THIRTY THOUSAND SIX HUNDRED FORTY-TWO DOLLARS AND 87/100 ($130,642.87) payable to John Sam Caldwell and Peter Perry in two (2) equal annual installments, and being secured by a certain Deed of Trust executed by Lloyd Mason Poe, as President of Tennessee General Properties, Inc., the managing venturer of Waterford Joint Venture, a Tennessee joint venture, of record in Book 7407, page 221, Register's Office for Davidson County, Tennessee, Lloyd Mason Poe, as President of Tennessee General Properties, Inc., the managing venturer of Waterford Joint Venture, does hereby quitclaim and convey unto Old Hickory Land Partnership, a Tennessee general partnership, all of its right, title and interest in and to the following real property located in Davidson County, Tennessee:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Land in the 4th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a found concrete monument in the southwest corner of Fairway View Subdivision, Section One, as recorded in Deed Book 3106, page 111, Register's Office of Davidson County;

THENCE South 83 degrees 36 minutes 05 seconds East for a distance of 327.60 fet to a found concrete monument, the southeast corner of Fairway View, Section One, the west line of Fairway View, Section Two;
THENCE South 12 degrees 45 minutes 01 seconds West for a distance of 173.80 feet to a found concrete monument;
THENCE South 15 degrees 57 minutes 00 seconds East for a distance of 1337.93 feet to a found concrete monument;
THENCE South 23 degrees 12 minutes 00 seconds East for a distance of 88.53 feet;
THENCE South 32 degrees 31 minutes 00 seconds East for a distance of 396.60 feet;
THENCE South 29 degrees 34 minutes 00 seconds East for a distance of 590.05 feet;
THENCE North 59 degrees 30 minutes 00 seconds East for a distance of 294.63 feet to the south margin of Hurst Drive;
THENCE South 30 degrees 29 minutes 00 seconds East for a distance of 213.86 feet;
THENCE South 72 degrees 26 minutes 00 seconds East for a distance of 431.60 feet to the west bank of a branch;
THENCE South 02 degrees 07 minutes 00 seconds East for a distance of 152.90 feet;
THENCE South 05 degrees 50 minutes 00 seconds West for a distance of 52.80 feet;
THENCE South 25 degrees 30 minutes 00 seconds West for a distance of 221.50 feet;
THENCE South 33 degrees 16 minutes 00 seconds West for a distance of 148.20 feet;
THENCE South 43 degrees 20 minutes 00 seconds West for a distance of 151.00 feet;
THENCE South 50 degrees 02 minutes 00 seconds West for a distance of 113.50 feet;
THENCE South 34 degrees 52 minutes 00 seconds West, for a distance of 114.70 feet;
THENCE South 00 degrees 52 minutes 00 seconds West for a distance of 113.50 feet;
THENCE South 33 degrees 29 minutes 00 seconds East for a distance of 28.60 feet;
THENCE South 03 degrees 16 minutes 00 seconds East for a distance of 94.10 feet;
THENCE South 25 degrees 23 minutes 00 seconds West, for a distance of 82.90 feet;
THENCE South 32 degrees 47 minutes 16 seconds West for a distance of 1025.44 feet to a found iron pin on the bank of the Cumberland River;
THENCE North 71 degrees 42 minutes 45 seconds West for a distance of 137.65 feet to a found iron pin;
THENCE North 39 degrees 29 minutes 57 seconds West for a distance of 754.03 feet to a found iron pin;
THENCE North 41 degrees 12 minutes 12 seconds West for a distance of 1109.20 feet to a found iron pin on the bank of said river;
THENCE North 06 degrees 55 minutes 55 seconds East for a distance of 3124.02 feet to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 116.1269 acres more or less.

Being the same property conveyed to Nathan G. Caldwell and wife Camilla J. Caldwell by deed from J.R. Coarsey, Trustee, et al. of record in Book 3501, page 13. Thereafter, Nathan G. Caldwell and wife Camilla J. Caldwell conveyed an undivided one-half (1/2) interest to Jennings Perry in Book 3499, page 634. Nathan G. Caldwell died 2-11-85 and Camilla J. Caldwell 3-29-85. Pursuant to Camilla J. Caldwell's Last Will & Testament of record in Will Book 37, page 31, County Clerk's Office for Sumner County, Tennessee, and of record in Book 7218, page 312, Register's Office for Davidson County, Tennessee, her interest was devised to John Sam Caldwell. Jennings Perry died on 6-20-87 and his will of record in Will Book 159, page 670, Probate Clerk's Office for Davidson County, Tennessee, devised his interest to Peter Perry.

Further being the same property conveyed to Waterford Joint Venture by deed from John Sam Caldwell and Peter Perry of record in Book 7404, page 216.

Executed this 22nd day of November, 1988, and effective as of November 3, 1988.

03965

IDENTIFICATION REFERENCE

JAN 25 2 56 PM '89

FELIX J. WILSON II REGISTER
FAIRFAX COUNTY, VIRGINIA

WATERFORD JOINT VENTURE
By: Tennessee General Properties, Inc.
Its: Managing Venturer

By: _____
Lloyd Mason Poe, President

By: Rampart Properties, Inc.
Its: Venturer

9200 01/25 0101 03CHECK 9.00

By: _____
Homer C. Tutton, President

STATE OF VIRGINIA

COUNTY OF VIRGINIA BEACH

Personally appeared before me, Lloyd Mason Poe, 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 President 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 22ND day of NOVEMBER, 1988.

_____
Notary Public

My Commission Expires: SEPT. 19, 1992.

NOTARY PUBLIC
MARGARET S. PARKER

STATE OF Texas

COUNTY OF Harris

Personally appeared before me, Homer C. Tutton, 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 President 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 4th day of December, 1988.

_____
Notary Public

My Commission Expires: 11-29-88.

NOTARY PUBLIC
COUNTY OF HARRIS, TEXAS

MARTHA GOSWELL
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
NOV. 29, 1988