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PREPARED BY:

LAW OFFICES OF BART DURHAM
1712 Parkway Towers
Nashville, Tennessee 37219
(615) 242-9000

# QUITCLAIM DEED

| Address New Owner as follows: | Send Tax Bills To: | Map Parcel Nos. |
|---|---|---|
| MARYLAND W. FRANCIS (Name) | SOVRAN MORTGAGE (Name) | Map #117-3 |
| 137 Hillsboro Place | P.O. BOX 26369 | Parcel #133 and par |
| Nashville, Tennessee 37215 (City) (State) (Zip Code) | RICHMOND, VIRGINA 23275-0001 (City) (State) (Zip Code) | of #132 |

KNOW ALL MEN BY THESE PRESENTS:

That PAUL RAYMOND FRANCIS, for the express purpose of making a conveyance as part of a Property Settlement Agreement in a divorce action in the Court of Davidson County, Tennessee, between PAUL RAYMOND FRANCIS and MARYLAND GUILD FRANCIS, does hereby demise, release and forever quitclaim unto the said MARYLAND GUILD FRANCIS, his heirs, successors and assigns, all of his title, interests, and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, described as follows:

07853

FEB 9 9 46 AM '89

RUSH

A tract of land in the First Civil District Metropolitian Nashville, Davidson County, Tennessee and being parcel 133 and Tax Map 117-3 and a part of Parcel 132 on Tax Map 117-3 and being more particularly described together according to a survey by Ragan-Smith-Murphy & Associates, Inc., dated June 24, 1983, as follows:

Beginning at an iron pin set at the intersection of the notherly right-of-way line of Lombardy Avenue and the easterly right-of-way line (as widened) of Hillsboro Road; thence,

1. With the easterly right-of-way line (as widened) of Hillsboro Road N. 26°20'30" E 32.96 feet to an iron pin set; thence,

2. With off set in right-of-way S 63°39'30" E 10.00 feet to an iron pin set at the end of Access Controll as shown on plans for I-440;

3. Continuing with the easterly right-of-way line (Controlled Access) Hillsboro Road (as widened) N 26°20'30" E 327.98 feet to and existing concrete highway monument at the intersection of the easterly right-of-way line of Hillsboro Road and the southerly right-of-way line of I-440; thence,

4. With the southerly right-of-way line of I-440 N 66°30'12" E 70.58 feet to an existing concrete highway monument; thence,

5. Continuing with the southerly right-of-way line of I-440 S 80°27'19" E 153.03 feet to an exiasting concrete highway monument; thence,

6. Leaving the southerly right-of-way line of I-440 and with a line severing the property of which this is a part S 00°05'00" W 39.12 feet to an iron pin set; thence,

7. Continuing with weverance line S36°53'47" E 57.54 feet to an iron pin; thence,

8. Continuing with severance line (in part) and passing the end of a 50 foot access road at 55.1 feet and continuing with the westerly right-of-way of said 50 foot access road (in part) S 26°45'00" W a total of 160.97 feet to an iron pin set; thence,

9. Continuing with the westerly right-of-way line of 50 feet to access road as set out in Deed Book 4653, page 915, Register's Office for Davidson County, Tennessee, and with a curve to the left, (radius 225.00 feet) southerly a distance of 131.16 feet to an iron pin set and having a chord bearing and distance of S 10°03'00" W 129.312 feet; thence,

10. Continuing with the westerly right-of-way line of access road S 6°39'00" feet to an iron pin set at the beginning of a curve; thence,

11. With said curve to the right (radius 125.00 feet) southwesterly a distance of 98.59 feet to an existing iron pin and having a chord bearing and distnace of S 15°56'46" W 96.058 feet; thence,

12. With a curve to the right (radius 25.00 feet) southwesterly a distance 39.69 feet to an existing iron pin on the northerly right-of-way line of Lombardy Avenue and having a chord bearing and distance of S 84°01'11" W 35.649 feet; thence,

13. With the northerly right-of-way line of Lombardy Avenue with a curve to the left (radius 966.82 feet) northwesterly a distance of 308.75 feet to the point of beginning and having a chord bearing and distance of N 59°39'05.5" W 307.440 feet and containing 120,053 square feet or 2.756 acres.

BEING the same property conveyed to Hillsboro Place Corp., Tennessee corporation, by Hillsboro Land, Ltd., a Georgia limited partnership, by Deed of record in Book 6103,page 365, Register's Office for Davidson County, Tennessee.

WITNESS my hand this 30th day of January, 1989.

Paul R Francis JR

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personnally appeared before me, a Notary Public in and for said County and State, the within named PAUL RAYMOND FRANCIS, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of January 1989.

NOTARY PUBLIC
My commission expires: [illegible]

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is none.

Maryland W. Francis
Affiant

Sworn to and subscribed before me this 30th day of January 1989.

NOTARY PUBLIC
My commission expires: [illegible]