QUITCLAIM DEED

MAP 142, PARCEL 214

ADDRESS OF NEW OWNER:
LANDIMER REAL ESTATE GROUP, INC.
mail 224 OLD HICKORY BLVD.
NASHVILLE, TENN. 37221

SEND TAX BILLS TO:
SAME ADDRESS

THIS INSTRUMENT PREPARED BY:

Wayne B. Glasgow, Jr.
Attorney at Law
403 Church Street
Franklin, TN 37064

8836 02/21 0101 03CHECK 15.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) the receipt and sufficiency of which is hereby acknowledged, RODNEY I. WISE, TRUSTEE, with full power to transfer, alienate and convey without the consent and joinder of any Beneficiary (as Grantor), by these presents hereby quitclaims and conveys unto LANDIMER REAL ESTATE GROUP, INC., a Tennessee Corporation (as Grantee) its successors and assigns, the following described real estate in ~~Williamson~~ Davidson County, Tennessee, as more particularly referenced in Exhibit A attached hereto and made a part hereof as if copied verbatim herein.

Said property is conveyed subject to the "Permitted Encumbrances" as set forth on Exhibit B, attached hereto and made a part hereof.

IN WITNESS WHEREOF, RODNEY I. WISE, TRUSTEE has caused this Quitclaim Deed to be executed on this the 15 day of Feb, 1989.

RODNEY I. WISE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned a Notary Public, the within named Rodney I. Wise, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he has read the foregoing and has executed same for purposes contained therein.

WITNESS, my hand and official seal on this ~~the~~ 15th day of February, 1989.

NOTARY PUBLIC

FEB 21 2 37 PM '89

10400

QUITCLAIM DEED/WISE TO LANDIMER
L75

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 10.00 .

Rick L Burton, President
AFFIANT

Sworn to and subscribed before me
this 20th day of February, 1989.

Notary Public

My Commission Expires: 9-26-92

QUITCLAIM DEED/WISE TO LANDIMER
L75

EXHIBIT A

(LEGAL DESCRIPTION)

Land in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee, being Lot 2 on the Resub of Resubdivision of Lot 1, Belle Forest Commercial Area of record in Plat Book 5190, Page 61, R.O.D.C., Tennessee and being more fully described as follows:

Beginning at an existing iron pin in the easterly right-of-way line of Old Hickory Boulevard, an 80-foot road, said iron pin being 695.68 feet northerly, as measured along said right-of-way line, from the northerly terminus of the northeasterly return of Old Hickory Boulevard with the Memphis-Bristol Highway (U.S. 70 S); thence,

1. In a northerly direction with the easterly right-of-way line of Old Hickory Boulevard and a 1392.63-foot radius curve to the right, 111.56 feet to an existing iron pin, said curve having a chord bearing and distance of N 23° 33' 18" E. 111.53 feet; thence,

2. Continuing, N 25° 51' 00" E. 54.50 feet to an existing iron pin in the southwesterly corner of Lot 1 of aforementioned Belle Forest Commercial Area; thence,

3. With the southerly line of said Lot 1, S 64° 09' 00" E. 258.56 feet to an existing iron pin in the westerly line of Cronus-ABC, Inc. of record in Deed Book 5244, Page 363, R.O.D.C., Tennessee; thence,

4. With said westerly line, S 31° 43' 00" W. 90.96 feet to an existing iron pin in the northerly corner of Lot 2, Belle Forest Shopping Center of record in Plat Book 4175, Page 124, R.O.D.C., Tennessee; thence,

5. With the northwesterly line of said Lot 2, S 64° 47' 00" W. 97.00 feet to an iron pin set in the northeasterly corner of Lot 2, Resubdivision Lot 1, Belle Forest Commercial Area of record in Plat Book 5060, Page 61, R.O.D.C., Tennessee; thence,

6. With the northerly line of said Lot 2, N 64° 09' 00" W. 183.85 feet to the point of beginning and containing 0.90 acres (39,317 sq. ft.), more or less.

Being the same property conveyed to Rodney I. Wise, Trustee by Warranty Deed from Southern Hospitality Corporation of record in Book 6872, Page 887, Register's Office of Davidson County, Tennessee.

WISE TO LANDIMER/LEGAL
L75

EXHIBIT B

(PERMITTED ENCUMBERANCES)

1. Current taxes as affect the Property for the County of Davidson, with the Grantee to be responsible for all real property taxes for the year 1989 as well as for 1988, and with Grantor to be responsible for any unpaid taxes prior to 1988.

2. A Wraparound Deed of Trust from Rodney I. Wise, Trustee, to Robert E. Wood, Trustee for Southern Hospitality Corporation, and as now owned by Sovran Bank/Central South dated May 30, 1986, and filed May 30, 1986, of record in Book 6872, page 892, Register's Office for Davidson County, Tennessee, in the original principal amount of $470,000.00.

3. A UCC Financing Statement filed May 30, 1986, of record in Book 6872, page 915, Register's Office for Davidson County, in the original amount of $470,000.00.

4. Easements, Right of Ways, and Restrictive Covenants as appear of record in the Register's Office for Davidson County, Tennessee.

5. Under and subject to the Plan of record in Book 5190, page 61, Register's Office for Davidson County, Tennessee, showing an owner's certificate, a 25 foot access easement jointly with Lot 2, Parcel 201 of the Resubdivision of Lot 1, 12.5 feet on the subject property; a 10-foot easement for public utilities along the rear lines of said lot, and across the front portion of said lot, and a 10 foot right-of-way dedication across the front portion of said lot, as amended by instrument of record in Book 5582, page 432, said Register's Office, creating a common ingress and egress easement along the northerly line of Lot 2 and the southerly line of Lot 1. Said Plan also shows the following: "Subject to proposed right-of-way as per Major Street Plans for Metropolitan Nashville, Davidson County, as of record in Book 4175, page 73, Register's Office for Davidson County, Tennessee."

6. The survey and surveyor's report of Ragan-Smith-Murphy and Associates, Inc., dated January 23, 1986 and January 16, 1986, respectively, (Job No. 79-077), shows:

(a) Access easements along each side line of the subject property of which the access easement along the north boundary line is of record in Book 5582, page 434, Register's Office for Davidson County, Tennessee.

(b) The pavement is contiguous with pavement on each side of the property.

(c) Power, telephone and cable lines running along the west property line with a 10 foot utility easement.

(d) A 10 foot utility easement with power poles and lines at the rear (east) of the property.

(e) A manhole near the center of the property.

(f) A gas meter.

(g) A 12 inch block wall near the east property line which runs north to south and encroaches on the adjacent property on the north.

(h) A 4 foot concrete flume in the southeast corner encroaches onto the adjacent property.

(i) A note on the survey stating: "Utilities shown were taken from visible structures in the field and information supplied to us by phone conversations with these agencies. Verification of existence, location and depth should be made before any decision relative thereto is made. Availability of service should be confirmed with the appropriate utility company."

7. Under and subject to an encroachment on the egress and ingress easement of record in Plat Book 5190, page 61, by a neighboring structure along the southerly line of the subject property.

8. All visible easements lying on or across the property.

9. Applicable zoning ordinances and building regulations for the County of Davidson, and for Bellevue, Tennessee.

EXHIBIT B
L74