QUITCLAIM DEED

Address New Owner:	Mortgagee:	Map/Parcel No.
William Nelson III, et ux 5045 Hillsboro Road Nashville, TN 37215		131-5;25

This instrument prepared by: Joe Vaulx Crockett III, Esquire, 219 Second Avenue North, Nashville, Tennessee 37201.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 21st day of February, 19 89 .

Notary Public

My Commission Expires: 11-10-91

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by William Nelson III and wife, Jacqueline S. Nelson, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Top of the Hill Joint Venture, do hereby quitclaim, transfer and convey to William Nelson III et ux, all of our right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, described as follows:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

This is improved property located at: 5045 Hillsboro Road, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, I/we have hereunto set my/our hands this 21st day of February, 1989.

TOP OF THE HILL JOINT VENTURE

10585

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D E S C R I P T I O N

TRACT I

A tract of land in the 7th Civil District of Davidson County, Tennessee, described according to a Boundary & Topographic Survey dated May 12, 1977, prepared by McKissack & McKissack Architects & Engineers, Inc., as follows:

Beginning at a point that is North 64 degrees 35 minutes West 412.99 feet from an existing iron pin on the westerly right of way of Hillsboro Road at the southeasterly corner of Jefferson Square Townhouses, Section One; thence North 47 degrees 41 minutes East 144.20 feet to an existing iron pin; thence North 30 deg. 01 minute West 183.37 feet to an existing iron pin; thence North 48 degrees 14 minutes West 63.00 feet to an existing iron pin; thence North 69 degrees 55 minutes West 52.63 feet to an existing iron pin; thence South 74 degrees 22 minutes West 80.91 feet to an existing iron pin; thence South 76 degrees 48 minutes West 133.48 feet to an iron pin set this survey; thence South 11 degrees 36 minutes East 163.00 feet to an existing iron pin; thence South 42 degrees 47 minutes East 88.27 feet to an existing iron pin; thence North 65 degrees 22 minutes East 69.67 feet to an existing iron pin; thence South 27 degrees 55 minutes East 144.70 feet to an iron pin set this survey; thence North 47 degrees 41 minutes East 88.64 feet to the point of beginning, containing 2.00 acres, more or less.

Being the same property conveyed to Top of the Hill Joint Venture by quitclaim deed from Commerce Union Bank of record in Book 5869, page 903, Register's Office for Davidson County, Tennessee.

TRACT II

A permanent ingress-egress easement extending 12.5 feet left and 62.5 feet right of a line:

Beginning at a point in the west margin of Hillsboro Road north 23° 56' east, 150.00 feet from the southeast corner of the property described above (sic); thence, with said line and converging to 12.5 feet either side of said line, north 66° 04' west 125.00 feet to a point, the beginning of an easement extending 12.5 feet either side of the described line; thence north 22° 20' west 108.00 feet to a point; thence north 15° 00' east 115.00 feet to a point; thence north 5° 50' west 55.00 feet to a point; thence north 31° 30' west 105.00 feet to a point; thence north 20° 00' east 50.00 feet to a point; thence north 16° 00' west 75.00 feet to a point; thence north 43° 00' west approximately 53.00 feet more or less to a point in Clark Gower's south boundary line, said point being the centerline of an existing private drive.

Said easement having been established by an Easement Agreement of record in Book 6869, page 157, said Register's Office.

EXHIBIT A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joy Webb, a notary public for the County and State aforesaid, personally appeared Harry M. Bouland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a venturer of Top of the Hill Joint Venture, the within named bargainor, a joint venture and general partnership, and that he as such venturer, being authorized so to do, executed the foregoing instrument for the purposes contained herein, by signing the name of the joint venture by himself as venturer.

Witness my hand and seal, at office in Nashville, Tennessee, this the 21st day of February, 1989.

Joy Webb
Notary Public

My Commission Expires:

11-10-91