THIS INSTRUMENT PREPARED BY:
JOHN M. BAIRD
WHITE & REASOR
3305 WEST END AVENUE
NASHVILLE, TENNESSEE 37203

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL:
Mary C. Freeman 610 Belle Meade Boulevard Nashville, TN 37205	Same	Map: 95-4 Parcels: 44, 46 and 237 FB Nos. 3DZ-4180, 3DZ-4185, and 3DZ-4203

FOR VALUE RECEIVED, the receipt and sufficiency of which are hereby acknowledged, TENNESSEE TRUST COMPANY, Trustee for the benefit of HFS Properties, a Tennessee joint venture, hereinafter referred to as "Grantor," has bargained and sold, and does hereby transfer and convey unto MARY C. FREEMAN, hereinafter referred to as "Grantee," all of Grantor's right, title, and interest in and to certain real property in the State of Tennessee, County of Davidson and the improvements thereon, more particularly described in Exhibit "A," which is attached hereto and incorporated herein by reference.

This is improved real property known as 2517 Lebanon Road, Nashville, Tennessee 37214.

This property is conveyed subject to taxes, restrictions, and encumbrances as may affect the same, whether of record or not.

This deed is executed and delivered at the request of an insurer of title to vest more clearly in Mary C. Freeman title to the real property described in Exhibit "A," and is supplementary to that conveyance of record in Book 6260, page 975, Register's Office for Davidson County, Tennessee, and to those deeds of record in Book 7398, page 71, and Book 7769, page 379, Register's Office for Davidson County, Tennessee.

18307

RECEIVED FOR RECORD
MAR 21 3 10 PM '89
KEITH J. WILSON, REGISTER
DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed by its duly authorized officer as of the 14th day of March, 1989.

TENNESSEE TRUST COMPANY,
Trustee for the benefit
of HFS Properties

By: _____
W. Criswell Freeman,
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

_____
AFFIANT

SUBSCRIBED AND SWORN to before me this 14th day of March, 1989.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-13-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Minshall, a Notary Public for the State and County aforesaid, W. Criswell Freeman, 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 14th day of March, 1989.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-13-90

LEGAL DESCRIPTION

TRACT NO. I:

Land in Davidson County, Tennessee, being part of Lot No. 4 of the Map of J. W. Vaughn & Ellis Bros. Subdivision of the Arch Harper Homeplace of record in Book 332, Page 173, Register's Office for Davidson County, Tennessee, described according to a copy of a survey by Z. J. Wilkinson, Surveyor, March 18, 1946, and a more recent survey by Ralph W. C. Lambert and Sons, dated July 13, 1975, as amended by Barge, Waggoner, Sumner and Cannon, Inc., dated January 6, 1982, as follows:

BEGINNING at a point in the southerly margin of the right-of-way of Lebanon Pike, 54 feet east of the common northerly corner of Lots Nos. 3 and 4, thence South 11 degrees 17 minutes East 236.30 feet (deed shows 236.3 feet) to a point; thence South 78 degrees 35 minutes West parallel to the south margin of Lebanon Pike, 50.64 feet (deed shows 50 feet) to a point; thence North 11 degrees 17 minutes West 236.31 feet (deed shows 236.3) feet to the south margin of said Pike; thence with the margin of same, north 78 degrees 35 minutes East 50.05 feet (deed shows 50 feet) the point of beginning.

Together with a joint perpetual ingress and egress easement lying across property to the west of the property described above as shown on the survey made by Barge, Waggoner, Sumner and Cannon, dated January 6, 1982, and as set forth in an Easement of record in Book 2496, Page 492, Register's Office for Davidson County, Tennessee.

TRACT NO. II:

Land in Davidson County, Tennessee, being the north 200 feet of the east 80 feet of Lot No. 3 and the north 200 feet of the westerly 4 feet of Lot No. 4 on the Map of J. H. Vaughn and Ellis Bros. Subdivision of the Arch Harper Homeplace, as of record in Book 332, Pages 172 and 173, said Register's Office, and described according to a survey by Ralph W. C. Lambert and Son, dated October 25, 1975, as amended by Barge, Waggoner, Sumner and Cannon, Inc., dated January 6, 1982, as follows:

Said parts of said lots adjoin and front together 88.47 feet (deed shows 84 feet) on the southerly side of Lebanon Pike and runs back 200.03 feet (deed shows 200 feet) on the easterly lot line to a line in the rear which measures 90.56 (deed shows 84) feet thereon.

Included in the above described property but hereby expressly excluded therefrom is a portion of a right-of-way for ingress and egress more particularly described in an instrument of record in Book 2496, Page 492, said Register's Office. Also conveyed herewith is the right to use said perpetual right-of-way for ingress and egress as set forth in said instrument.

TRACT III:

A tract of land in the 3rd, formerly 2nd, Civil District of Davidson County, Tennessee, being the easterly 30 feet of Lot No. 2 and the westerly 70 feet of Lot No. 3 on the Map of J. W. Vaughn and Ellis Bros. Subdivision of the Arch Harper Home Place on the Lebanon Pike, as of record in Book 332, Page 172, Register's Office for said County, described as follows:

BEGINNING at a point on the southerly side of the Lebanon Turnpike Road, as widened, 430 feet easterly from the easterly margin of the Merritt Road and running thence north 78 degrees 16 minutes East with the southerly side of the new right of way line of said Turnpike Road 100 feet; thence South 11-1/4 degrees East,

parallel with the dividing line between said Lots Nos. 2 and 3, 428 feet, more or less, to a point on the southern line of said lot No. 3; thence North 84 degrees West with said line and the southern line of said Lot No. 2, 104.4 feet; thence north 11-1/4 degrees west 394 feet, more or less to the beginning.

TRACT NO. IV:

Land in Davidson County, Tennessee, being part of Lot No. 4 on the Map of J. W. Vaughn and Ellis Bros. Subdivision of the Arch Harper Homeplace as of record in Book 332, Page 172 and 173, said Register's Office, and being described according to a survey made by Barge, Waggoner, Sumner and Cannon, Inc., dated January 6, 1982, as follows:

Said part of Lot No. 4 begins on the southerly margin of Lebanon Pike 641.2 feet east of the southeasterly corner of the intersection of Lebanon Pike and McGavock Pike; thence North 78 degrees 35 minutes East 96 feet along the southerly margin to the common corner of Lots 4 and 5; thence South 10 degrees 42 minutes East 480.59 feet (476 feet deed) to a point; thence North 83 degrees 58 minutes West 151.85 feet (148.9 feet deed); thence North 10 degrees 20 minutes West 198.75 feet (199.4 feet deed) to a point; thence North 78 degrees 35 minutes East 50.64 feet (50 feet deed) to a point; thence North 11 degrees 17 minutes West 236.3 feet to the point of beginning and containing 1.2 acres, more or less.

Together with a joint, perpetual ingress and egress easement lying across property to the west of the property described above as shown on the survey made by Barge, Waggoner, Sumner and Cannon dated January 6, 1982, and as set forth in an Easement of record in Book 2496, Page 492, said Register's Office, and in deed from Donelson Development Company to Robert E. Baker, Trustee, of record in Book 3945, Page 210, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Murfreesboro BMD, Limited, by a deed from William C. Freeman, Trustee, for the benefit of HFS Properties as of record in Book 7398, Page 71, said Register's Office; also being the same property conveyed to Mary C. Freeman by deed from Freeman BMD, a Delaware joint venture, successor by merger to Murfreesboro BMD, Limited, a Texas limited partnership, as of record in Book 7769, Page 379, Register's Office for Davidson County, Tennessee.