QUITCLAIM DEED BOOK 7923 PAGE 381

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $16,055.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April, 19 89

Notary Public

MY COMMISSION EXPIRES: May 28, 1991

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: TAYLOR, SCHLATER, LASSITER, TIDWELL & TRENTHAM, ATTYS.
KENNETH M. SWITZER, 213 Fifth Avenue, North, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RODNEY I. WISE	Same	096-00-0
(NAME) 585 Stewarts Ferry Pike	(NAME)	005.00
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37214	(STREET ADDRESS)	3D2-80650
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, EUGENE R. CARBINE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RODNEY I. WISE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See Attached Exhibit "A"

Eugene R. Carbine executes this document for the purpose of transferring and quitclaiming all of his interest in and to the real property owned by Stewartwood Shopping Center Associates, a Tennessee General Partnership, as described in the attached Exhibit "A".

Eugene R. Carbine retains the right to redeem his interest in said property should Rodney I. Wise default in the payment of any mortgage or lien which would cause Eugene R. Carbine to become liable thereon or in the case of Rodney I. Wise's default on a certain promissory note in the original principal amount of $16,055.00, being simultaneously executed herewith.

9528 08/25 0101 03CHECK 145.63

9 9 16.

IDENTIFICATION REFERENCE

Aug 25 2 27 PM '89

DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 585 Stewarts Ferry Pike, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12th day of April, 19 89

Eugene R Carbine

by: James R Carbine Attorney in Fact

EUGENE R. CARBINE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ______________________________, a Notary Public in and for said County and State, EUGENE R. CARBINE ______________________________

____

with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purpose therein contained, XXXXXXXXXXXXXXXXXXXXXX
XX ______________________________
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness my hand at office in Nashville, Tennessee, this 12th day of April 1989.

Deborah J. McNabb
Notary Public

NOTARY PUBLIC AT LARGE STATE OF

My commission expires: May 26, 1991

QUITCLAIM
DEED
FROM
EUGENE R. CARBINE
TO
RODNEY I. WISE

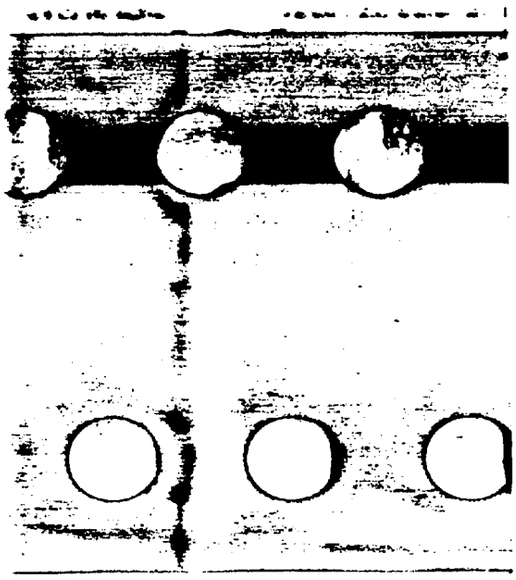
REALTY TITLE & ESCROW COMPANY, INC.
SUITE 150, 101 WESTPARK DRIVE
P.O. BOX 1369
BRENTWOOD, TN 37027

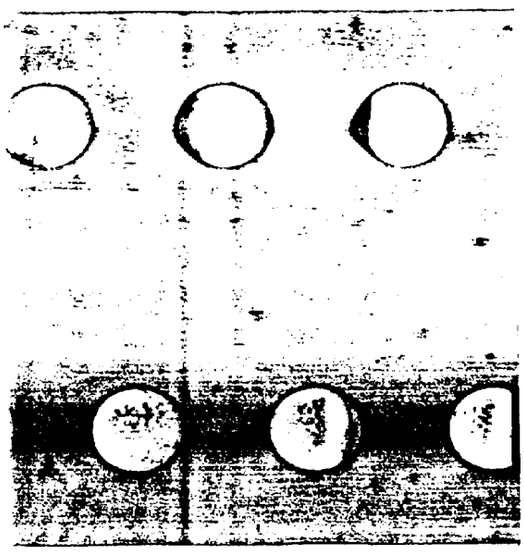
EXHIBIT A

Land lying in Davidson County, Tennessee, being a portion of the P.E.P. Properties Tract as of record in Book 6888, page 146, Register's Office for said County, and being Phase Two of Lot One on the Plan of Stewartwood, Revised, as of record in Plat Book 6900, page 369, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the northerly margin of Stewart's Ferry Pike, said point being the most southeasterly corner of Lot One on the aforementioned Plan of Stewartwood, Revised, and the most southwesterly corner of the Hickory Bend Methodist Church property as of record in Book 3761, page 200, Register's Office for Davidson County, Tennessee; thence with the northerly margin of Stewart's Ferry Pike, North 80 degrees, 59 minutes, 05 seconds West a distance of 149.03 feet to a point; thence leaving the northerly margin of Stewart's Ferry Pike and severing said Lot One the following calls: North 04 degrees, 09 minutes, 51 seconds East a distance of 110.18 feet to a point; thence North 85 degrees, 50 minutes, 09 seconds West a distance of 66.53 feet to a point; thence North 04 degrees, 09 minutes, 51 seconds East a distance of 52.00 feet to a point; thence North 85 degrees, 50 minutes, 09 seconds West a distance of 64.00 feet to a point; thence North 62 degrees, 47 minutes, 38 seconds West a distance of 148.08 feet to a point on the Easterly line of Lot 2 on the aforementioned Plan of Stewartwood, Revised; thence with the common line of the herein described tract and said Lot 2 and with the approximate centerline of McCrory Creek North 27 degrees, 54 minutes, 30 seconds East, a distance of 189.32 feet to a point; thence continuing North 39 degrees, 25 minutes, 15 seconds East a distance of 172.22 feet to a point; thence continuing North 42 degrees, 57 minutes, 05 seconds East a distance of 180.52 feet to a point; thence continuing North 54 degrees, 05 minutes, 54 seconds East a distance of 61.53 feet to a point; thence continuing North 71 degrees, 57 minutes, 17 seconds East a distance of 85.82 feet to a point in the westerly line of the Hickory Bend Methodist Church property as of record in Book 4091, page 946, and Book 3761, page 200, Register's Office for Davidson County, Tennessee; thence with the westerly line of said Hickory Bend Methodist Church Property, South 04 degrees, 09 minutes, 51 seconds, West a distance of 757.42 feet to the point of beginning.

Being the same property conveyed to Stewartwood Shopping Center Associates, a Tennessee General Partnership composed of Eugene R. Carbine, Robert W. Bolster and Rodney Wise by deed from R.W. Bolster & Associates, Inc. a Tennessee Corporation, of record in Book 7540, page 33, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7923 PAGE 384

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	41055.00
CON TX	135.63
PRFEE	1.00
MTGFEE	9.00
TOTAL	145.63
CHECK	145.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 29 0001 9528

6099b

IDENTIFICATION REFERENCE

AUG 25 2 27 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 242750