BOOK 8011 PAGE 117 FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 1989

Notary Public

MY COMMISSION EXPIRES: November 24 1990

(AFFIX SEAL)

This instrument was prepared based upon information furnished by the parties only. No search was done by the preparer.

THIS INSTRUMENT PREPARED BY: TAYLOR, SCHLATER, LASSITER, TIDWELL & TRENTHAM, ATTYS.

TAX BILLS TO OWNER P.O. BOX 1369, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Bobby G. Lawson	None	104-2-360,362,363
(NAME)	(NAME)	134-13-241
509 Granny White Pk.		119-9-138
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	163-88,89
Brentwood Tenn 37027		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Clell W. Smith, by these presents, quitclaims, grants and conveys unto Bobby G. Lawson all of his interest in and to the following tract or parcel of land, to-wit:

SEE ATTACHED EXHIBIT "A"

Witness my hand this 22nd day of December, 1989.

Clell W. Smith

91471

IDENTIFICATION REFERENCE

DEC 22 3 09 PM '89

DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clell W. Smith

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that _____ the _____ of the maker or a constituent of the maker and _____ 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 in Brentwood, Tennessee, this 22nd day of December, 1989.

Notary Public

My commission expires: 11/24/90

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

DEED

FROM

TO

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

EXHIBIT "A"

TRACT I:
A parcel of land in the First Civil District of Davidson County, Tennessee; being Lot 6 on Miss Kate Shields Plan Subdivision of part of Lot No. 56, Boyd Cockrill Spring Tract, of record in Plat Book 57, page 77, Register's Office for Davidson County, Tennessee, part of Lot No. 11 on the Plan of Bransford Realty Company's Subdivision of part of Lot No. 57 in the Boyd Cockrill Spring Tract Plan, of record in Plat Book 332, page 165, Register's Office for Davidson County, Tennessee; and part of Lot No. 57 in the Boyd Cockrill Spring Tract Plan of record in Plat Book 21, page 40, Register's Office for Davidson County, Tennessee, and being more particularly described according to survey made by Barge, Waggoner, Sumner & Cannon, dated January 26, 1982, as follows:

Beginning at an iron pin in the southerly margin of West End Avenue, at the northeast corner of Lot One on the Resubdivision Plan of record in Plat Book 4715, page 162, Register's Office for Davidson County; thence, with said margin of West End Avenue, North 42 deg. 23 min. 30 sec. East, 82.68 feet to an iron pin at the northwest corner of the Gasoline Marketers, Inc. property, of record in Deed Book 4969, page 702, Register's Office for Davidson County; thence, South 33 deg. 18 min. East 128.20 feet to a P.K. spike in pavement in the southerly margin of alley number 912; thence, with said alley margin, North 57 deg. 53 min. East, 127.93 feet to a P.K. spike in pavement in the westerly margin of 30th Avenue South; thence with said margin of 30th Avenue South, South 33 deg. 28 min. East, 91.25 feet to an iron pin at the northeast corner of Lot 14 on Henry George's Subdivision, of record in Plat Book 161, page 171, Register's Office for Davidson County, Tennessee; thence, generally following a chain-link fence, South 57 deg. 53 min. West, 128.20 feet to an iron pin in the easterly margin of alley number 914-1/2; thence, with said alley margin North 33 deg. 18 min. West, 2.75 feet to an iron pin in the northerly margin of alley number 912; thence, with said alley margin, South 56 deg. 55 min. 45 sec. West 42.03 feet to a P.K. spike in pavement at the southeast corner of the aforementioned Lot One on the Resubdivision of Plan of record in Plat Book 4715, page 162, Register's Office for Davidson County, Tennessee; thence, North 44 deg. 17 min. 32 sec. West, 199.76 feet to the point of beginning, and containing 0.562 acres, more or less.

Being the same property conveyed to Clell W. Smith and Bobby G. Lawson by deed from John U. Wilson and wife, Sadye T. Wilson of record in Book 5851, page 222, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Travellers Inn Subdivision, of record in Book 4885, page 57, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 2 fronts 211.14 feet on the northerly margin of Largo Drive and extends 39.27 feet around a curve to the right to run back 113.61 feet on its westerly margin and 157.64 feet on its easterly margin to a line in the rear measuring 306.81 feet thereon; said rear line being also the southerly right-of-way margin of Harding Place.

Being the same property conveyed to Ellis B. Gregory and Gary A. McNew, by deed from Reese L. Smith, Jr. and wife, Marcella V. Smith, of record in Book 4958, page 802, Register's Office for said County, and to Grantor herein a 1/2 interest, by deed of record in Book 5127, Page 707, said Register's Office.

This conveyance is subject to a permanent easement for the purpose of erecting and maintaining lighted directional signs for business ventures located at the northwest corner of premises, by instrument of record in Book 4958, page 802; and a 15-foot minimum building setback line from Largo Drive and Travellers Inn Drive, a 16-foot minimum building setback line from Harding Place, and conditions of owner's certificate, as shown on plan of record in Book 4885, page 57, both in the Register's Office for Davidson County, Tennessee.

TRACT III:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING part of Lot No. 2 on the Patterson Tract, as of record in Plan Book 161, page 85, Register's Office for said County described according to a survey made by W. A. Blanchard, Civil Engineer, dated February 14, 1956, as follows:

BEGINNING at a point in the easterly margin of Nolensville Pike, as widened, said point being 150 feet south of the southwest corner of Lot No. 1 and said point being the southwest corner of the John B. Garrett Lodge Property; thence North 57 deg 30' 180 feet to a point; thence North 26 deg 4' West 150 feet to a point; thence North 57 deg 30' East 247 feet to a point; thence South 57 deg 30' West 280 feet to a point in the east margin of Nolensville Pike as widened; thence with the margin of the same, North 26 deg 4' West 97 feet to the point of beginning.

BEING the same property conveyed to GEOTEK ENTERPRISES by Quitclaim deed from Richard E. Norman, Jr. Trustee, of record in Book 5113, page 637, Register's Office for Davidson County, Tennessee and Deed of Correction dated February 9, 1988 and of record in Book 7469, page 230, Register's Office for Davidson County, Tennessee, and to Grantor herein a 1/2 interest, by deed of record in Book 7469, page 232, said Register's Office.

TRACT IV:

Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described according to a survey by William Robert Seigenthaler dated July 30, 1985, as follows:

Beginning at a concrete monument in the easterly right of way of Old Cane Ridge Road at the northwesterly corner of a 70' frontage road; thence North 7 degrees 15 minutes 10 seconds East 112.14 feet to an iron pin located 50 feet south of the centerline of the railroad rights of way; thence South 58 degrees 00 minutes 00 seconds East, 1,319.33 feet to an iron pin; thence South 32 degrees 00 minutes 00 seconds West 198.29 feet to an iron pin; thence North 54 degrees 33 minutes 45 seconds West 636.70 feet to a concrete monument; thence North 35 degrees 26 minutes 15 seconds East 20.00 feet to an iron pin; thence North 54 degrees 33 minutes 45 seconds West 639.18 feet to the point of beginning, and containing 4.433 acres, more or less.

Being part of the same property conveyed to H. P. Caldwell, Jr. and wife, Martha Ann Caldwell by deed from James R. Spence, a single person, V.V. Van Meter and wife, Charlotte K. Van Meter of record in Book 5071, page 668, Register's Office for Davidson County, Tennessee and also being part of the same property conveyed to Harold P. Caldwell, Jr. by installment deed from Frances S. Dale and Ruth S. Gaulden of record in Book 4706, Page 793, said Register's Office. The said H. P. Caldwell, Jr. and Harold P. Caldwell, Jr. are one and the same person, and also being the same property conveyed to Grantor a 1/2 interest by deed of record in Book 7730, page 218, said Register's Office.

By quitclaim deed and release of record in Book 6801, page 192, Register's Office for Davidson County, Tennessee, Seaboard System Railroad, Inc., a Virginia Corporation relinquished to H. P. Caldwell, Jr. all its right, title and interest in and to a 50-foot tract of land located across the northerly portion of the herein described land.

Subject to lack of access to Interstate 24; lease agreements of record in Book 5593, page 115, Book 5759, page 41, Book 4258, page 711, Book 4375, page 148 and Book 4390, page 745; access of record in Book 2812, page 509; any and all easements of record.