THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
Attorneys at Law
Suite 600, 511 Union Street
Nashville, Tennessee 37219

FROM: Ajax Turner Co., Inc. (GRANTOR)

TO: Turner Properties, a Partnership (GRANTEE)

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Turner Properties	Same	#1 - 94-105
P. O. Box 627		#2 - 94-164
Clarksville, TN 37040		#3 - 94-6-010
		#4 - 94-6-001

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, GRANTOR, by these presents does hereby quitclaim and convey unto TURNER PROPERTIES, a Tennessee partnership composed of Jack B. Turner and Jill Turner Crow, its successors and assigns, its entire interest in and to the following described tracts of land:

SEE EXHIBIT "A" ATTACHED HERETO FOR PROPERTY DESCRIPTION

TRACT I is improved property known as Visco and Omohundro Drive, Nashville, Tennessee.

TRACT II is improved property known as Omohundro Drive, Nashville, Tennessee.

TRACT III is improved property known as 1045 Visco Drive, Nashville, Tennessee.

TRACT IV is improved property known as 1055 Visco Drive, Nashville, Tennessee.

AND NOW, GRANTOR does hereby quitclaim and convey unto GRANTEE, it successors and assigns, all its interest in the property described on Exhibit A hereto and to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

EXECUTED this 2nd day of January, 1990, the corporate party by its duly authorized officer.

AJAX TURNER CO., INC.

BY: Geraldine B. Turner
Geraldine B. Turner,
Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ -0-
Ruth Carothers
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 5th DAY OF Jan 1990
Deputy Register

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Montgomery)ss

Before me, Kathy M. Littleton, a Notary Public of said County and State, personally appeared Geraldine B. Turner, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Treasurer of AJAX TURNER CO., INC., the within named bargainor, a corporation, and that she as such Treasurer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Treasurer.

Witness my hand and seal at office in ~~Nashville~~ Clarksville, Tennessee, this 2nd day of January, 1990.

Kathy M. Littleton
NOTARY PUBLIC

My Commission Expires:

6-14-93

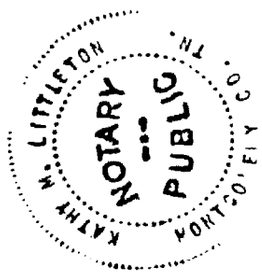


EXHIBIT "A"

TRACT I

Being a parcel of land in the First, formerly the Third, Civil District of Davidson County, Tennessee, bounded on the South by Omohundro Drive, on the East by Visco Drive, and on the North by properties bearing Tax Map Parcel Nos. 94-6-1 and 94-6-2, more particularly described according to survey of Barge, Waggoner, Sumner & Cannon, dated December 1, 1981, as follows:

Beginning at a concrete monument in the westerly margin of Visco Drive, said monument being located approximately 197 feet northerly from the centerline of Omohundro Drive; thence, South 45" 46' East 104.49 feet to a concrete monument; thence, with a curve to the right having a radius of 50 feet, a central angle of 103" 16', 90.12 feet to a concrete monument; thence, South 57" 30' West 110.88 feet; thence, South 52" 12' West 530.00 feet; thence, South 57" 25' West 385.00 feet; thence, South 56" 12' West 530.00 feet; thence, South 57" 24' West 385.00 feet; thence, South 56" 12' West 169.56 feet; thence, leaving the right-of-way of Omohundro Drive, North 27" 27' West 182.74 feet to a point in the south line of Marmor Corporation (Tax Map Par. No. 94-6-1); thence, with Marmor and Clinton Realty, North 61" 09' East 100 feet to a concrete monument; thence, with a curve to the left having a central angle of 06" 05', a radius of 943.55 feet, 100.18 feet to a concrete monument; thence,North 55" 04' East 641.00 feet to a concrete monument; thence, North 55" 26' East 361.171 feet to the point of beginning; containing 4.87 acres, more or less.

Being the same property conveyed to Ajax Turner Co., Inc., by Deed from Powell & Clark Partnership of record in Book 6975, Page 451, Register's Office for Davidson County, Tennessee.

TRACT II

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, lying between Visco Drive and Omohundro Drive, east of Omohundro Place, more particularly described as follows:

Beginning at a concrete monument, said monument being the common southerly corner between Section 7 and Section 5, of Visco, as recorded, respectively, in Book 3842, Page 271, Register's Office for Davidson County, Tennessee, and Book 4175, Page 36, said Register's Office; thence with the southerly line of Section 5 along the center-line of L&N Railroad spur tract, N 61 degrees 90' E, 530.20 feet to an iron pin; thence S 27 degrees 27' 40" E, 182.74 feet to an pin in the northerly margin of Omohundro Drive; thence, with said Drive, S 56 degrees 51' W, 232.84 feet to a point; thence, S 61 degrees 90' W, 714.91 feet to an iron pin in the centerline of L&N Railroad spur track; thence, with said Track with a curve to the left having a central angle of 11 degrees 35', a radius of 410.28 feet, 82.95 feet to a point; thence, S 75 degrees 30' E 4.70 feet to a point in the center of the aforementioned spur track; thence, continuing with said spur track, N 20 degrees 52' E 80.27 feet to an iron pin; thence, with a curve to the right having a

central angle of 40 degrees 17', a radius of 410.28 feet, 288.50 feet to a PK spike; thence 61 degrees 90' E 28.74 feet to the point of beginning, containing 3.69 acres, more or less.

Being the same property conveyed to A C Distributing Company, Inc., by deed from Vine Street Realty Company of record in Book 5622, Page 405, Register's Office for Davidson County, Tennessee.

AND being the same property conveyed to Ajax Turner Co., Inc., (formerly A & C Distributing Company, Inc.) by Notice of Name Change of record in Book 7575, Page 303, Register's Office for Davidson County, Tennessee.

TRACT III

A parcel of land in the 3rd Civil District of Nashville, Davidson County, Tennessee, bounded on the north by Visco Drive and on the east by Visco Industrial Subdivision, Section 5, as recorded in Plat Book 4175, Page 36, Register's Office for Davidson County, Tennessee, more particularly described, according to survey of Barge, Waggoner & Sumner Engineers, dated March 31, 1969, as follows:

Beginning at a concrete monument on the southerly margin of Visco Drive being the northwest corner of Lot 29 of aforementioned Visco, Section 5; thence; with the westerly line of said Lot 29 S 27 degrees 23' E, 454.66 ft. to the centerline of an L & N Railroad spur track; thence, with the beginning of a curve to the left; thence, with said curve having a radius of 410.28 ft. and a central angle of 40 degrees 17', a length of 288.50 ft. to a point; thence, continuing with said Railroad S 20 degrees 52' W, 80.27 ft. to the "point of frog" of another L & N Railroad spur track; thence, N 75 degrees 30' W, 4.70 ft. to the centerline of said other railroad track; thence, following the latter mentioned railroad and around a curve to the left having a radius of 410.28 ft. and a central angle of 41 degrees 53', a curve distance of 299.91 ft. to a point; thence, N 27 degrees 23' W, 335.90 ft. to the southerly margin of Visco Drive; thence, N 62 degrees 37' E, 250.00 ft. to the point of beginning, and containing 2.84 acres, more or less.

Being the same property conveyed to A & C Distributing Company, Inc., by deed from Vine Street Realty Company of record in Book 4333, Page 359, Register's Office for Davidson County, Tennessee.

AND being the same property conveyed to Ajax Turner Co., Inc., (formerly A & C Distributing Company, Inc.) by Notice of Name Change of record in Book 7575, Page 307, Register's Office for Davidson County, Tennessee.

TRACT IV

A tract or parcel of land in the Third Civil District of Davidson County, Tennessee, known as Lot No. 29, on the plan of Visco Industrial Park, Sec. 5, of record in Book 4175, Page 36, Register's Office for Davidson County, Tennessee and further described according to survey of Barge, Waggoner & Sumner, Inc., dated February 21, 1984, File No. 8765, as follows:

Beginning at a concrete monument in the southerly margin of Visco Drive, set 1,198.75 feet, more or less, easterly from the center line of Omohundro Place; thence with the southerly margin of Visco Drive, north 62 degrees 37' east, 630.00 feet to a concrete monument; thence, leaving Visco Drive, South 27 degrees 23' east, 438.53 feet to a concrete monument in the center of a proposed railroad lead track; thence with the center line of said track, south 61 degrees 09' west, 630.20 feet to a concrete monument; thence north 27 degrees 23' west, 454.66 feet to the point of beginning, and containing, according to said survey, 6.46 acres, more or less.

Being the same property conveyed to A & C Distributing Co., Inc. (being one and the same as A & C Distributing Company, Inc.) by deed from Motex Realty Company, Inc., of record in Book 6634, Page 900, Register's Office for Davidson County, Tennessee.

AND being the same property conveyed to Ajax Turner Co., Inc., (formerly A & C Distributing Company, Inc.) by Notice of Name Change of record in Book 7575, Page 305, Register's Office for Davidson County, Tennessee.

RUSH

JAN 5 1 33 PM '90

DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

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