File 35
CTIC

New Owner
Robert O. Frensley
5500 Charlotte Avenue
Nashville, Tennessee

MAP- 163
Parcel- 191
" 141 (pt. 07)

Send tax bills:
Ford Leasing Development Company
P. O. Box 6006
Dearborn, MI 48121-6006

QUITCLAIM DEED

BOOK 8024 PAGE 95

THIS DEED, made as of the 11th day of January, 1990 between FORD LEASING DEVELOPMENT COMPANY, a Delaware corporation with offices at The American Road (no street number), Dearborn, Michigan 48121 (herein called Grantor), and Robert O. Frensley, located at 5500 Charlotte Pike, Nashville, Tennessee (herein called Grantee);

W I T N E S S E T H:

That for One Dollar ($1.00) and other valuable consideration, the receipt of which hereby is acknowledged, Grantor does hereby grant, bargain, sell, convey and quitclaim to Grantee, their heirs and assigns, all of Grantor's right, title and interest in and to the land described in Exhibit 1, annexed hereto and made a part hereof;

Being part of the same property conveyed to Ford Leasing Development Company by deed from Hickory Hollow Associates, a joint venture composed of Intereal Company and Cousins Real Estate Corporation, of record in Book 7453, page 715, Register's Office for Davidson County, Tennessee.

TOGETHER with the appurtenances thereto, including without limitation, the buildings situated thereon and all of Grantor's right, title and interest, if any, in and to all public or private streets, roads, avenues, alleys or passageways in front of or abutting the land (herein collectively called the Premises).

SUBJECT TO:

1. The lien of ad valorem real property taxes not due and delinquent.

2. Visible easements and the state of facts an accurate and up-to-date survey and personal inspection would show.

3. Subject to the recordation of a subdivision plat in the Register's Office for Davidson County, Tennessee, and to the matters disclosed in the unrecorded Subdivision Plat for Section Two, Collins Park dated December 8, 1989 which has been executed by Grantor. A copy of such plot has been delivered to Grantee.

This Instrument Prepared by
T. H. Geggie
The American Road
Dearborn, Michigan 48121

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4. Columbia Gulf Pipeline Easement recorded in Book 2203, page 577, Register's Office for Davidson County, Tennessee (see Partial Release in Book 5118, page 792); Easement for right-of-way of a gas pipe line granted Gulf Interstate Gas Company, by J. B. Turner and wife, and other rights as set out in Instrument of record in Book 2203, page 573, Register's Office for Davidson County, Tennessee, and conveyed to Pipeline Company, by instrument of record in Book 2875, page 299, Register's Office for Davidson County, Tennessee; Easement for right-of-way of a gas pipe line and other rights and privileges granted Columbia Gulf Transmission Company, by final decree recorded in the Register's Office for Davidson County, Tennessee, in Book 3536, page 623, as amended in Book 4536, page 540, Register's Office for Davidson County, Tennessee.

5. Restrictive covenants contained in an instrument of record in Book 4750, page 193, Register's Office for Davidson County, Tennessee, dated September 12, 1972, which states as follows:

"That during the period of twenty (20) years after the date of this instrument, there shall not be advertised, stored, sold or distributed on or from the Premises any petroleum products for motor vehicles, other than petroleum products for motor vehicles manufactured or sold by Shell. Shell's waiver of any breach of this covenant shall not constitute a waiver of this covenant or of any subsequent breach hereof."

6. Plan of record in Book 4660, page 81, Register's Office for Davidson County, Tennessee, shows certain setback line and easements.

7. A 40 foot Nashville Electric Service Easement, of record in Book 5380, page 722, Register's Office for Davidson County, Tennessee.

8. Easement for flow of Collins Creek, as shown on Survey of Barge, Waggoner, Sumner & Cannon, dated ~~August 25~~ September 29, 1987, last revised August 25, 1988.

9. Easement for Sanitary Sewer and/or Storm Drainage granted Metropolitan Government of Nashville and Davidson County, by instrument of record in Book 7389, page 165, Register's Office for Davidson County, Tennessee.

10. Matters shown on Survey of Barge, Waggoner, Sumner & Cannon, dated August 25, 1987, last revised August 25, 1988.

11. Unrecorded agreement between Columbia Gulf Transmission Company and Ford Leasing Development Company dated October 6, 1988 regarding use, occupancy, repairs and maintenance over gas transmission line easements.

12. Grantor's right of first refusal to purchase the Premises for a period of 45 years after the date hereof, pursuant to the terms and conditions of Section 15 of the Purchase Agreement dated as of July 10, 1989 between Grantor and Grantee. A copy of Section 15 may be obtained from Grantor at the address stated above.

IN WITNESS WHEREOF, Grantor has caused its duly authorized officer to execute this instrument on this 8th day of January, 1990.

FORD LEASING DEVELOPMENT COMPANY

By Helen R. McCarthy
HELEN R. McCARTHY
Assistant Secretary

STATE OF MICHIGAN)
) SS.
COUNTY OF WAYNE)

On this 8th day of January, 1990, before me appeared HELEN R. McCARTHY to me personally known, who, being by me duly sworn, did say that she is an Assistant Secretary of FORD LEASING DEVELOPMENT COMPANY, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors and said ~~A. Stouer~~ HELEN R. McCARTHY acknowledged said instrument to be the free act and deed of said Corporation.

Marilyn I. Taulbee
MARILYN I. TAULBEE
Notary Public, Wayne County, Michigan
My Commission Expires December 11, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $3,616,074.00.

Robert O. Mitchell
Affiant.

Subscribed and sworn to before me,
this the 11TH day of JANUARY, 1990.

Notary Public

My commission expires: My Commission Expires Sept. 25, 1993

90 JAN 11 0101 03CHECK 11946.13

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JAN 11 3 02 PM '90
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN
IDENTIFICATION REFERENCE
9.5.6 9.8.

EXHIBIT 1

Description of the Land:

DEALERSHIP PARCEL

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located at he terminus of Collins Park Drive, being Parcel No. 191 and a portion of Parcel No. 141 as shown on Davidson County Property Map No. 163, being a portion of the property conveyed to Ford Leasing Development Company by deed of record in Book 7453, Page 715, R.O.D.C., and being more particularly described as follows:

BEGINNING at a concrete monument in the northerly margin of Interstate 24, said margin also being the southerly margin of Collins Park Drive as shown on the plan of resubdivision of Lot No. 2, Section 1, Collins Park of record in Book 4660, Page 81, R.O.D.C., said point being easterly 700 feet more or less, as measured along said southerly margin from the easterly margin of Bell Road;

THENCE, with the terminus of said Collins Park Drive with a curve to the left 78.54 feet to a point, said curve having a central angle of 90° 00' 00", a radius of 50.00 feet, a tangent of 50.00 feet and a chord of N 80° 57' 49" E, 70.71 feet;

THENCE, leaving said terminus with the southerly line of aforementioned Lot No. 2, S 54° 02' 11" E, 497.62 feet to a point;

THENCE, with the easterly line of said Lot No. 2, N 35° 58' 20" E, 317.70 feet to a point in the southerly margin of the CSX Transportation (railroad);

THENCE, with said southerly margin with a curve to the left 800.63 feet to a point, said curve having a central angle of 15° 44' 17", a radius of 2914.79 feet, a tangent of 402.85 feet, and a chord of S 70° 05' 32" E, 798.12 feet;

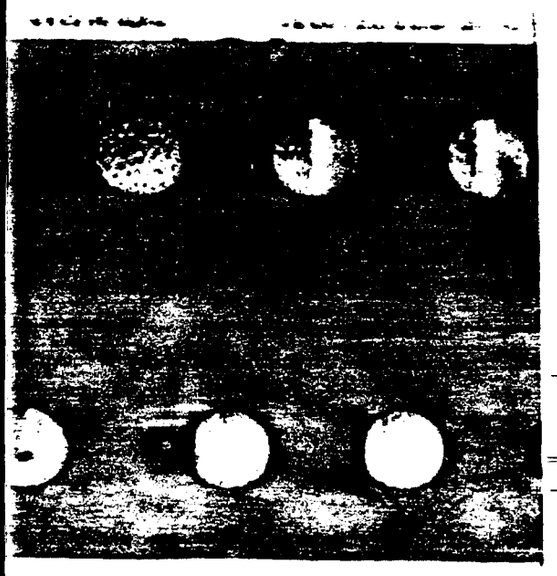
THENCE leaving said railroad S 35° 09' 43" W, 577.65 feet to a concrete monument in the northerly margin of I-24;

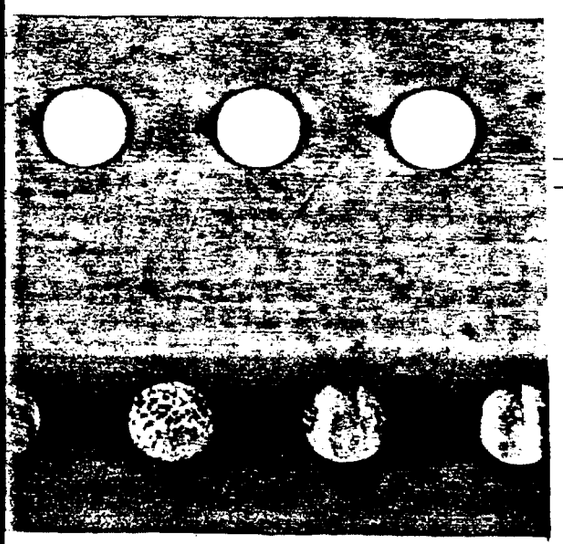
THENCE, with said northerly margin N 54° 50' 17" W, 775.20 feet to a concrete monument;

THENCE, continuing with said northerly margin N 54° 02' 11" W, 547.61 feet to the point of beginning.

Containing 375,703 square feet or 8.63 acres, more or less.

11QU/bdh





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

RECEIVED OF _____

FOR _____

BOOK 8024 PAGE 99

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
3616074.00
CON TX 11933.13
PRFEE 1.00
WDEED 12.00
TOTAL 11946.13
CHECK 11946.13

01/11/90 01 15:02 0001 2357

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.5.6 9.8.

IDENTIFI REFERENCE

JAN 11 3 02 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 283478