File 35
CTIC

12

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

Map - 163
Parcel - 141 (part of 7)

Send tax bills:
Same

BOOK 8024 PAGE 100

QUITCLAIM DEED

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, 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

339qu.bdh

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

5. 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.

6. Matters shown on Survey of Barge, Waggoner, Sumner & Cannon, dated ~~August 25~~ September 27, 1987, last revised August 25, 1988.

7. 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."

8. 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, 1987 between Grantor and Grantee. A copy of Section 15 may be obtained from Grantor at the address stated above.

9. Grantor's right to share in the profits of a sale to a third party pursuant to the terms and conditions of Section 15.4 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

339qu.bdh

IDENTIFICATION REFERENCE

JAN 11 3 02 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

95699

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 he 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. Stauer~~ HELEN R. McCARTHY acknowledged said instrument to be the free act and deed of said Corporation.

Marilyn J. Tauldee

MARILYN J. TAULDEE
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 $ 649,831.00

Robert O. Hensley
Affiant.

Subscribed and sworn to before me,
this the 11th day of January, 1990.

Lisa W. Mitchell
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

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RECD 1990 JAN 11 0101 93CHECK 2157.34

SP

EXHIBIT 1

STOCKPILE PARCEL

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the northern margin of Interstate 24, being 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 an iron pin in the northerly margin of Interstate 24, said iron pin being easterly 2,022.81 feet from the easterly margin of Bell Road;

THENCE, leaving said right of way, N 35° 09' 43" E, 577.65 feet to a point in the southerly margin of the CSX Transportation (railroad);

THENCE, with said southerly margin with a curve to the left 281.96 feet to a point, said curve having a central angle of 05° 32' 33", a radius of 2914.79 feet, a tangent of 141.09 feet, and a chord of S 80° 43' 57" E, 281.85 feet;

THENCE, leaving said southerly margin with westerly margin of Hickory Hollow Parkway the following calls:

S 17° 41' 17" E, 316.64 feet to a point;

S 24° 43' 34" E, 204.89 feet to a point;

S 00° 12' 34" E, 139.47 feet to a point;

S 49° 09' 26" W, 132.86 feet to a concrete monument;

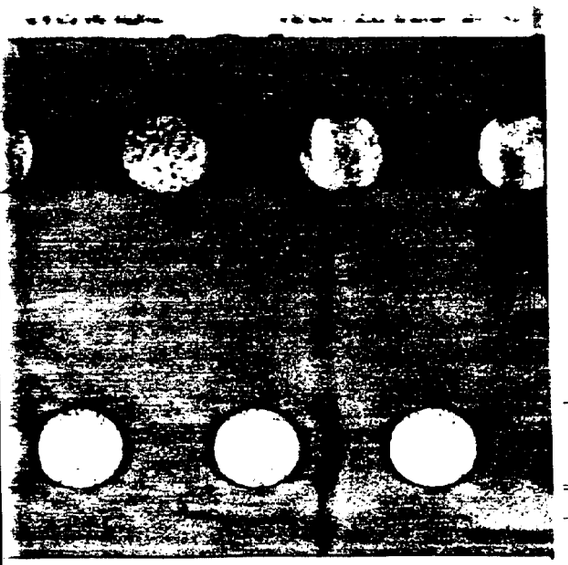
N 69° 48' 34" W, 524.61 feet to a concrete monument;

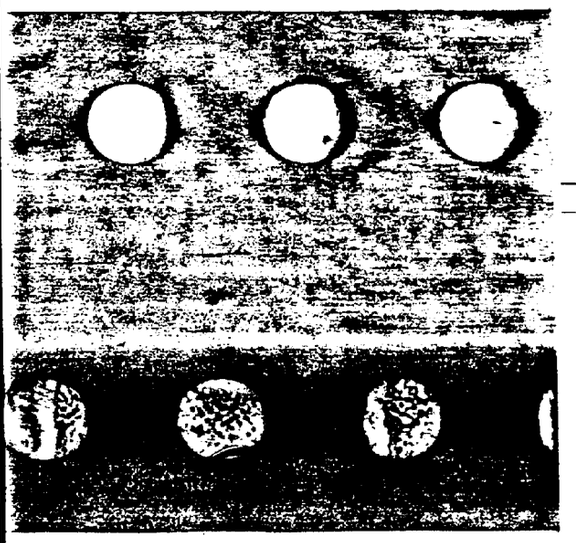
N 64° 54' 55" W, 163.26 feet to a concrete monument in the northerly margin of Interstate 24;

THENCE, with said northerly margin N 54° 54' 17" W, 64.24 feet to the point of beginning.

Containing 365,140 square feet or 8.38 acres, more or less.

09QU-DSC\BDH





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

RECEIVED OF _____

FOR _____

BOOK 8024 PAGE 104

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 649831.00
				CON TX 2144.34
				PRFEE 1.00
				WDEED 12.00
				TOTAL 2157.34
				CHECK 2157.34
01/11/90	01			15:02 0001 2358

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 5 6 9 9

IDENTIFI REFERENCE

JAN 11 3 02 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 283479