02430

FILE IN BOX #14
MAP 97, PARCEL 108

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) IDENTIF. REFERENCE

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E .

FEB 7 3 24 PM '90 1194 02/07 0101 03CHECK 6.00

DAVIDSON COUNTY TN.

Katherine Goodson
Affiant

Subscribed and sworn to before me this the 5th day of February, 1990.

My Commission Expires: 11/10/91

Notary Public

THIS INSTRUMENT PREPARED BY:
PETER WEISS, ATTORNEY, 424 Church Street, 13th Floor, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: [MORTGAGEE: C&S MTG.]
WAYNE MAYO, INC.	"NEW OWNER"
(Name)	(Name)
302 Glenwood Drive	
(Street Address)	(Street Address)
Mt. Juliet, Tennessee 37122	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MARY ETTA GRIGGS MARKHAM, hereinafter called the "Grantor", do hereby quitclaim all of my right, title and interest to WAYNE MAYO, INC., a Tennessee Corporation, hereinafter called the "Grantee", its successors and assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LYING or being in the 4th Civil District of Davidson County, Tennessee, as described on a survey of Raymond E. Binkley, dated July 29, 1979, and being more particularly described as follows:

FROM a point in the middle of Hoggeth Ford Road, said point being 2526 feet, more or less, from Dodson Chapel Road; thence, South 1 degree 00 minutes West 637.4 feet to an iron pin, being the point of beginning of the herein described tract of property and being the most northeasterly corner of said property; thence, continuing South 1 degree 00 minutes West for a distance of 522.6 feet along the Randolph Kelly property to a corner post; thence, North 58 degrees 30 minutes West for a distance of 381.0 feet along the northerly margin of the J. K. Brown property to an iron pin; thence, South 32 degrees 58 minutes 0 seconds West for a distance of 620.56 feet along the northwesterly boundary of the aforesaid J. K. Brown property to a corner post; thence, North 45 degrees 19 minutes 57 seconds West for a distance of 100 feet, along the northerly boundary of the B. F. Stevens property; thence, North 29 degrees 45 minutes East for a distance of 606.2 feet to an iron pin; thence, North 9 degrees 32 minutes West for a distance of 170.0 feet to an iron pin in the boundary line of the Richard Hessey property; thence, North 80 degrees 28 minutes East for a distance of 479.0 feet along the southerly line of said Richard Hessey property to an iron pin marking the point of beginning, containing 5.23 acres, more or less.

THE Grantor herein conveys and grants to the Grantee, its successors and assigns, herein a perpetual 50 foot easement for ingress, egress

and regress along the northerly property line of a certain tract or parcel of land lying immediately East of the herein conveyed property, being designated as Map 97, Parcel 125, on the Tax Maps of Metropolitan Nashville, Davidson County, Tennessee, said easement being granted and conveyed to the Grantor herein by instrument of record in Book 8041 Page 951, Register's Office for Davidson County, Tennessee. The Grantor also conveys to the Grantee, its successors and assigns, the permanent right to use a 20 foot easement for ingress, egress and regress for access to Hoggeth Ford Road, which easement was granted to the Grantor herein by Deed of record in Book 4830, Page 225, Register's Office for Davidson County, Tennessee, and being more fully described as the 20 foot easement for ingress and egress contained in the legal description of Tract No. 3 in said Deed, to which reference is made for a complete legal description. The Grantor intends and hereby grants to the Grantee, its successors and assigns, the purpetual right and use to the above easements for ingress, egress and regress to Hoggeth Ford Road and further grants to the Grantee, its successors and assigns, a sufficient right, title and interest in and to the property of the Grantor hereinabove recited required for the said Grantee to secure any and all access to the property hereabove conveyed. The Grantor herein retains a 50 foot easement for ingress, egress and regress across the northerly property line of the tract or parcel herein conveyed for the use and benefit of the property lying immediately West of the herein conveyed tract, said tract being designated as Map 97, Parcel 108, on the Tax Maps of Metropolitan Nashville, Davidson County, Tennessee. The said Randolph Kelly and Randolph Kelley are one and the same person.

BEING the same property conveyed to Mary Etta Griggs Markham, by Quitclaim Deed from Donald B. Ingram and wife, Patti G. Ingram, of record in Book 6850, Page 312, Register's Office for Davidson County, Tennessee.

JAMES E. Markham, spouse of the above named Mary Etta Griggs Markham, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

THIS conveyance is subject to such limitations, restrictions and encumbrances as may affect the premises and taxes for the current year which have been assumed by the Grantee herein.

THE INFORMATION CONTAINED HEREIN HAS BEEN PROVIDED BY THE PARTIES TO THE TRANSACTION.

This is unimproved property.

IN WITNESS WHEREOF, the Grantors have caused their names to be affixed hereto this the 5th day of February, 1990.

Mary Etta Griggs Markham
MARY ETTA GRIGGS MARKHAM

James E. Markham
JAMES E. MARKHAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named MARY ETTA GRIGGS MARKHAM and husband, JAMES E. MARKHAM, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of February, 1990.

My Commission Expires: 11/10/91

Notary Public