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This Instrument Prepared By:

C. Scott Cregger, Esq.
Beatty Development Corporation
7600-B Leesburg Pike, Suite 400
Falls Church, VA 22043

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map Parcel Nos.
Dixie Daugherty Sells	Owner	94-15
2325 Revere Pl.		134 A1
Nashville, TN 37214		

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, The Crossings Limited Partnership, a Virginia Limited Partnership by these presents does hereby quitclaim and convey unto Dixie Daugherty Sells her successors and assigns, all its right, title and interest in and to the following tract of land:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, being a portion of the property conveyed to The Crossings Limited Partnership, by deed of record in Book 7660, Page 45, R.O.D.C., and being more particularly described as follows:

BEGINNING at the southwesterly corner of Lot No. 14 as shown on the plan of Castlewood Estates, Section one, as of record in Book 231, Page 72, R.O.D.C.;
THENCE, with the easterly line of said Lot 14, N 09 19' 03" W, 41.00 feet to a point;
THENCE, with the southerly line of said Lot 14, N 80 12' 45" E, 199.47 feet to a point;
THENCE, with an extension of the easterly line of said Lot 14, S 12 00' 02" E, 35.00 feet to a point;
THENCE, S 77 59' 43" W, 50.00 feet to a point;
THENCE, S 53 18' 19" W, 111.45 feet to a point;
THENCE, N 57 58' 24" W, 69.51 feet to the point of beginning.

STATE OF VIRGINIA)
COUNTY OF FAIRFAX)

The actual consideration for this transfer in $ -0-
Subscribed and sworn to before me, this the 1st day of February, 19 90.

Affiant

Notary Public

My commission expires: January 21 1992

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand on this 1st day of February, 19 90, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

The Crossings Limited Partnership

By: General Partner

Jar

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STATE OF VIRGINIA
COUNTY OF FAIRFAX

Before me, Eva G Hawkins, a Notary Public of the State and County aforesaid, personally appeared Guy E Beatty, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the General Partner of The Crossings Limited Partnership, the within named bargainor, a limited partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as General Partner thereof.

Witness my hand and seal, at office in Fairfax Virginia this 1ST day of February, 19 90.

Eva G. Hawkins
Notary Public

My Commission Expires: January 21, 1992

COMMONWEALTH OF VIRGINIA NOTARY PUBLIC

03176

IDENTIF. REFERENCE

FEB 12 9 50 AM '90

RUSH

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