PREPARED BY: Carol L. McCoy, DAVIES CANTRELL HUMPHREYS & McCOY, 214 2nd Ave N - 200, P. O. Box 2726, Nashville, TN 37219

FROM:
ALMA MARIE LIGHTFOOT,
individually and in her capacity as Executive of the Estate of Theodore H. Lightfoot, and
ROBERT J. BALTZ, JR.,

TO:
CAROL L. McCOY, Trustee, and

RUSH

FROM:
CAROL L. McCOY, Trustee

TO:
ROBERT J. BALTZ, JR. and
McREDMOND BROTHERS, INC.

FEB 15 3 34 PM '90

IDENTIF. REFERENCE

04228

3297 02/15 0101 03CHECK 48.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0- .

Carol L McCoy

Subscribed and sworn to before me this the 15th day of February, 1990.

Lett A Fuller
NOTARY PUBLIC
My Commission Expires 6/11/92

NOTARY PUBLIC

QUITCLAIM DEED OF CORRECTION

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
McRedmond Brothers, Inc. 919 Massman Drive Nashville, Tennessee 37210 Robert J. Baltz, Jr. 1451 Elm Hill Pike Nashville, Tn 37210	SAME	Map 32, parcel 52 Map 41, parcels 3, 23 and 53

WHEREAS, Theodore H. Lightfoot died January 16, 1981, leaving a Last Will and Testament duly admitted to probate in Davidson County, Tennessee, and recorded in Will Book 113, page 232; and

WHEREAS, on March 25, 1974, Theodore H. Lightfoot and Robert J. Baltz, Jr., acquired as tenants in common with each having an undivided one-half interest, certain real estate located in Davidson County, Tennessee, hereinafter described in the attached Exhibit A, Book 4799, Page 536, R.O.D.C.; and

WHEREAS, on April 13, 1977, Theodore H. Lightfoot and Robert J. Baltz, Jr., entered into an Agreement with McRedmond Brothers, Inc. wherein they proposed that Theodore H. Lightfoot and Robert J. Baltz, Jr., each convey an interest in said property described in Exhibit A to McRedmond Brothers, Inc., which should have resulted in each party, Theordore H. Lightfoot, Robert J. Baltz, Jr., and McRedmond Brothers, Inc, receiving an undivided one-third (1/3) interest each in said real property, a copy of said Agreement attached hereto as Exhibit B and a copy of the unrecorded Warranty Deed attached hereto as Exhibit C; and

WHEREAS, Exhibit C, the said unrecorded Warranty Deed should have been properly executed and recorded; and

WHEREAS, the said Last Will and Testament gives to Alma Marie Lightfoot, as Executrix of the Estate of Theodore H. Lightfoot, power to convey assets of the Estate, including real property; and

WHEREAS, on November 1981, Alma Marie Lightfoot, both in her capacity as Executrix of the Estate of Theordore H. Lightfoot and individually, conveyed by quitclaim deed to Robert J. Baltz, Jr., and McRedmond Brothers, Inc., the undivided one-third (1/3) interest to the real estate described in Exhibit A as reflected in Deed Book 5846, Page 114, R.O.D.C.; and

WHEREAS, on July 10, 1989, the Probate Court of Davidson County decreed that all remaining assets unencumbered in the Estate of Theodore H. Lightfoot be distributed to Alma Marie Lightfoot in full satisfaction of her Widow's Elective Share as of record in Minute Book 333, Page 410; and

WHEREAS, Alma Marie Lightfoot, both in her capacity as Executrix of the Estate of Theordore H. Lightfoot and individually, and Robert J. Baltz, Jr., acknowledge and agree that both Robert J. Baltz, Jr., and McRedmond Brothers would now own an undivided one-half (½) interest to the real estate described in Exhibit A had the unrecorded warranty deed, Exhibit C, been properly executed and recorded in 1977; and

WHEREAS, Alma Marie Lightfoot, both in her capacity as Executrix of the Estate of Theordore H. Lightfoot and individually, and Robert J. Baltz, Jr., desire to correct the present status of the title to real estate described in Exhibit A to reflect that both Robert J. Baltz, Jr. and McRedmond Brothers Inc. own an undivided one-half (½) interest in the said real property described in Exhibit A;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the terms set forth above, and for no monetary consideration, Alma Marie Lightfoot, both in her capacity as Executrix of the Estate of Theodore H. Lightfoot and individually, and Robert J. Baltz, Jr., do hereby quitclaim forever and convey all right, title and interest which he or she may have in or to the four tracts or parcels of land in Davidson County, Tennessee, unto Carol L. McCoy, Trustee, her successors and assigns, said real land described in the attached Exhibit A, which is hereby incorporated by reference as fully as if copied herein.

And now, I, the said Carol L. McCoy, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby forever quitclaim and convey an undivided one-half (½) interest each unto Robert J. Baltz, Jr., and McRedmond Brothers, Inc., as tenants in common, their heirs, successors and assigns, all right, title and interest which I may have in the four tracts or parcels of land in Davidson County, Tennessee, as follows and described more fully in the attached Exhibit A which is hereby incorporated by reference as fully as if copied herein.

> Four tracts of land located in the 10th Civil District of Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and excluding a part of one of the tracts heretofore conveyed to Grace Baptist Church by Deed of record in Book 4800, page 605, Register's Office for Davidson County, Tennessee, and being the same real property conveyed to Theodore H. Lightfoot and Robert J. Baltz, Jr., by Deed of Beulah P. Talley of record in Book 4799, page 536, except for the 10.5 acre tract conveyed to Grace Baptist Church of record in Book 4800, page 605, Register's Office for Davidson County, Tennessee.
>
> From and after the date of this conveyance it is agreed and understood that Robert J. Baltz, Jr., shall be the owner of an undivided one-half interest as tenant in common, and McRedmond Brothers, Inc., shall be the owner

of an undivided one-half interest as tenant in common in and to the property described on Exhibit "A" attached hereto.

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

WITNESS my hand this 15 day of FEB., 1990.

Alma Marie Lightfoot, Executrix
ALMA MARIE LIGHTFOOT
Executrix of the Estate of
Theodore H. Lightfoot

Alma Marie Lightfoot
ALMA MARIE LIGHTFOOT, Individually

Robert J. Baltz, Jr.
ROBERT J. BALTZ, JR.

Carol L. McCoy
CAROL L. McCOY, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me WANDA S. BOYD, a Notary Public in and for said County and State, the within named ALMA MARIE LIGHTFOOT, in her capacity as Executrix of the Estate of Theodore H. Lightfoot and also individually, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal in Nashville, Tennessee, this 14th day of February, 1990.

Wanda S. Boyd
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-23-91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me Robert Baltz, a Notary Public in and for said County and State, the within named ROBERT J. BALTZ, JR., with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal in Nashville, Tennessee, this 15 day of Feb, 1990.

MY COMMISSION EXPIRES SEPTEMBER 9, 1993

Shirley Mitchell
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me Betty R. Fuller, a Notary Public in and for said County and State, the within named CAROL L. McCOY, Trustee, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal in Nashville, Tennessee, this 15th day of February, 1990.

Betty R. Fuller
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/1/90

EXHIBIT "A" to deed from ALMA MARIE LIGHTFOOT, both in her capacity as Executrix of the Estate of THEODORE H. LIGHTFOOT and individually, and ROBERT J. BALTZ, JR., to McREDMOND BROTHERS, INC., and ROBERT J. BALTZ, JR., each for one-half undivided interest in and to the following described property.

Four Tracts of land located in the 10th Civil District of Davidson County, Tennessee more particularly described according to a survey by Parrish-Ragan, Inc., Job No. 73-266, dated March 7, 1974 as follows:

TRACT I: A tract of land in the 10th Civil District of Davidson County, Tennessee, being a portion of Tract No. 4 of the W. C. Talley Property, the deed to which is recorded in Book 2538, page 147, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point on the northerly margin of Old Hickory Boulevard, said point being at the westerly terminus of a 25.00' radius return from the westerly margin of Brick Church Pike, thence; with the northerly margin of Old Hickory Boulevard S 68° 30' W, a distance of 197.53' to a point, thence; with a 3855.76' radius curve to the right a distance of 436.73' to a point on the easterly margin of an abandoned lane, thence; N 1° 51' E a distance of 118.54' to a point on the easterly margin of said lane, thence; N 3° 32' E a distance of 1054.46' to a point in a fence line, thence; with said fence line and the southerly boundary of a tract deeded to McDowell Development Corporation in Book 4696, Page 9, R.O.D.C., Tennessee, S 86° 48' E a distance of 564.87' to a power pole on the westerly margin of Brick Church Pike, thence; with the westerly margin of Brick Church Pike, S 07° 57' E a distance of 12.2' to a point, thence; with a 665.41' radius curve to the right a distance of 114.80' to a point, thence; S 01° 56' W a distance of 781.78' to a point, thence; southerly and westerly with a 25.00' radius curve to the right a distance of 29.04' to the point of beginning and containing 14.32 acres as per survey by Parrish-Ragan, Inc., dated March 7, 1974.

Made a part of the above described tract is a Tennessee Natural Gas line easement severing the northerly portion of Tract No. 1, and being recorded in Book 2492, page 525, R.O.D.C., Tennessee.

TRACT II: A tract of land in the 10th Civil District of Davidson County Tennessee being a portion of Tract No. 4 of the W. C. Talley property, the deed to which is recorded in Book 2538, page 147, R.O.D.C., Tennessee and being more particularly described as follows:

BEGINNING at a point on the northerly margin of Old Hickory Boulevard, said point being at the easterly terminus of a 25.00' radius return from the easterly margin of Brick Church Pike, thence; westerly and northerly with said 25.00' radius return to the right a distance of 49.50' to a point on the easterly margin of Brick Church Pike, thence; with the easterly margin of Brick Church Pike N 01° 56' E a distance of 742.74' to a point, thence; with a 705.41' radius curve to the left a distance of 121.62' to a point, thence; N 07° 57' W a distance of 2.05' to a point, thence; leaving the easterly margin of Brick Church Pike with the southerly boundary line of Brick Church Valley Subdivision recorded in Plat Book 3700, Page 139, Plat Book 4175, Page 88, and Plat Book 4595, page 55, R.O.D.C., Tennessee S 86° 22' E a distance of 366.91' to an existing iron pin in concrete, thence; along the easterly boundary line of said subdivision, N 04° 05' E a distance of 914.45' to and existing iron pin in concrete, thence; with the same N 53° 58' E a distance of 210.02' to an existing iron pipe in concrete, thence; along the southerly boundary line of said subdivision, S 87° 46' E a distance of 505.29' to an existing iron pin, thence; with a fence and along the westerly boundary lines of the Z. T. Parrish Property, Recorded in Book 2030, Page 593,

R.O.D.C., Tennessee and the A. F. Joslin Property, Recorded in Book 1345, page 596, R.O.D.C., Tennessee S 03° 44' W a distance of 1608.82' to a point on the northerly margin of Brick Church Pike, thence; with the same, westerly with a 2326.33' radius curve to the left a distance of 696.18' to a point, thence; with the same, S 68° 30' W a distance of 332.77' to the point of beginning and containing 32.15 acres as per survey by Parrish-Ragan, Inc., dated March 7, 1974.

Made part of the above described tract is a Tennessee Natural Gas Line easement servering said tract from east to west, and being recorded in Book 2492, page 525, R.O.D.C., Tennessee. Also included in the above is a .02 acre cemetery fronting on Brick Church Pike.

TRACT III. A tract of land in the 10th Civil District of Davidson County, Tennessee being a portion of Tract No. 4 of the W. C. Talley Property, the deed to which is recorded in Book 2538, page 147, R.O.D.C., Tennessee and being more particularly described as follows:

BEGINNING at a point at the intersection of the southerly margin of Old Hickory Boulevard and the northeasterly margin of Brick Church Pike, thence; with the southerly margin of Old Hickory Boulevard, N. 68° 30' E a distance of 64.41' to a point, thence; with a 2266.33' radius curve to the right a distance of 670.17' to a point in a fence line, thence; with said fence and along the easterly boundary line of the Walter E. Gasser Property and recorded in Book 1148, page 343, R.O.D.C., Tennessee, S 03° 30' W a distance of 286.44' to a point in a fence line, thence; with last said fence, S 75° 17' W a distance of 359.75' to a point on the northeasterly margin of Brick Church Pike, thence; along said margin, N 59° 31' W a distance of 400.39' to the point of beginning and containing 3.79 acres as per survey by Parrish-Ragan, Inc. dated March 7, 1974.

TRACT IV: A tract of land in the 10th Civil District of Davidson County, Tennessee, being a portion of Tract No. 4 of the W. C. Talley Property, the deed to which is recorded in Book 2538, page 147, R.O.D.C., Tennessee and being more particularly described as follows:

BEGINNING at a point at the intersection of the southwesterly margin of Brick Church Pike and the southerly margin of Old Hickory Boulevard, thence; along the southwesterly margin of Brick Church Pike, S 59° 31' E a distance of 284.77' to a point in a fence line, thence; with said fence line, S 30° 33' W a distance of 77.62' to a 12" tree, thence; with a fence, S 7° 34' E a distance of 72.40' to a 30" tree, thence; southerly with an irregular fence a distance of approximately 1014.4' to a corner post, bearing from 30" tree to corner post is S 4° 22' W a distance of 1014.38', thence; southerly with an irregular fence a distance of approximately 548' to a corner stone, bearing from corner post to corner stone S 3° 16' W a distance of 548.02', thence; N 83° 05' W a distance of 471.80' to an iron pin, thence, with a fence N 89° 14' W a distance of 178.96' to an existing iron pin at the corner of a tract deeded to E. R. Michaels, Jr., in Book 4773, page 794, R.O.D.C., Tennessee and surveyed by Parrish-Ragan, Inc., October 5, 1973, thence; with the same line, in part, as shown on said survey N 85° 27' W a distance of 466.07' to an iron pin, thence; northerly with an irregular fence and the westerly line of K. P. Laura True and Little Creek Community Club, Inc., a distance of approximately 1413.5' to an iron pin on the southerly margin of Old Hickory Boulevard, bearing from iron pin to iron pin, N 3° 14' a distance of 1413.55', thence; with said margin, N 74° 59' E a distance of 27.75' to a point, thence; with a 3915.76' radius curve to the left a distance of 443.53' to a point, thence: N 68° 30' E a distance of 513.21' to the point of beginning and containing 42.19 acres as per survey by Parrish-Ragan, Inc., dated March 7, 1974.

Being the same real property conveyed to Theodore H. Lightfoot and Robert J. Baltz, Jr., by deed of Beulah P. Talley of record in Book 4799, page 536, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE FOREGOING DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM for the purposes of this conveyance is the following described property conveyed to Grace Baptist Church by Theodore H. Lightfoot and Robert J. Baltz, Jr. by deed of record in Book 4800, page 605, Register's Office for Davidson County, Tennessee:

A tract of land in the 10th Civil District of Davidson County, Tennessee being a portion of Tract #2 on the survey of Tract #4, (as surveyed by Parrish-Ragan, Inc., dated January 31, 1974) of the W. C. Talley property recorded in Book 2538, page 147, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an iron pin on the northerly margin of Old Hickory Boulevard, said iron pin being the southeast corner of the herein described and the southwest corner of the A. F. Joslin Property, recorded in Book 1345, page 596, said Register's Office, said iron pin also being easterly 1028.95' as measured along the northerly margin of Old Hickory Boulevard from the easterly terminus of a 25.00' radius return from the easterly margin of Brick Church Pike, north of Old Hickory Boulevard, thence; westerly with a 2326.33' radius curve to the left a distance of 450.00' to an iron pin, thence; leaving said margin of Old Hickory Boulevard westerly and northerly with a 25.00' radius curve to the right a distance of 38.69' to an iron pin on the easterly margin of a proposed (60') relocated road, thence; northwesterly along said proposed road with a 486.00' radius curve to the left a distance of 308.90' to an iron pin, thence; with the same, north 53° 12' west a distance of 112.51' to an iron pin, thence; leaving the easterly margin of said proposed road, north 36° 48' east, a distance of 620.00' to an iron pin, thence; south 87° 40' east, a distance of 414.24' to an iron pin on the westerly boundary line of the aforementioned Joslin Property, thence; with the same south 3° 44' a distance of 737.00' to the point of beginning and containing 10.50 acres as per survey by Parrish-Ragan, Inc., dated February 11, 1974.

EXHIBIT B

PERSONAL FILE

BOOK 8046 PAGE 721

AGREEMENT

On March 25, 1974, Robert Baltz, Jr. and Theodore Lightfoot purchased approximately ninety-three (93) acres from Mrs. Buelah Talley and sold 10.5 of said acres to Grace Baptist Church. The 93 acres was purchased for $350,000 and the 10.5 acres was sold for $85,000.

During 1974, they deposited $120,189.85 representing the cash downpayment plus one years prepaid interest at the closing. They also paid a surveyor $6,396.34 for the survey and they paid $159.26 in repairs for total disbursements of $126,745.45 during 1974. They realized $630.00 in rental income from the property and realized a net of $84,608.25 on the sale to Grace Baptist Church so that their net cash investment in the property at the end of 1974 was $41,630.20 and they owed an outstanding balance of $248,500.00 to Mrs. Talley.

During 1975, they only paid out $1,044.86 and they took in $2,833.50 in rental income so that the net investment in the property at the end of 1975 had been reduced to $39,718.56.

During 1976, they paid out $20,394.23 in expenses, the largest item being the interest on the note to Mrs. Talley for 1976 and they took in rental income of $3,490. Therefore, at the end of 1976, they had invested in the property $56,622.79 and owed Mrs. Talley $248.500.

During the years 1974, 1975 and 1976, Baltz and Lightfoot have written off in the aggregate $36,039.85 in connection with the property.

It is the desire of Baltz and Lightfoot to permit McRedmond Brothers, Inc. to become the owner of an undivided one-third (1/3rd) interest in the property and it is the desire of McRedmond Brothers, Inc. to acquire such one-third undivided interest. In order for the parties to be completely equal, it will be necessary for McRedmond Brothers, Inc. to contribute $28,311.39 toward the property which is the amount that Messrs. Baltz and Lightfoot have each contributed to the property as of December 31, 1976. In addition, McRedmond

Brothers, Inc. shall be entitled to deduct the next $18,019.93 in expenses incurred by the partnership in order that the amount written off by them will be equivalent to the amount heretofore written off by Messrs. Baltz and Lightfoot.

With this understanding, the parties agree as follows:

1. McRedmond Brothers, Inc. shall deposit the cash sum of $28,311.39 with Entrekin & Johnson Escrow. Entrekin & Johnson Escrow shall pay all taxes due on the property for 1976 and prior years and shall pay the interest payment due at this time on the property to Mrs. Talley so that following the closing the property will be free and clear of all liens, easements and encumberances except for the $248,500 first mortgage to Mrs. Talley and such other acceptable encumberances as are reflected on the title commitment letter and title policy received by Baltz and Lightfoot at the time they purchased the property.

2. Baltz and Lightfoot by executing this agreement do hereby warrant and certify unto McRedmond Brothers, Inc. that there are no liens and encumberances against the property other than those reflected herein and that they shall hold McRedmond Brother harmless against any claim or other matter arising in connection with the property that may result in a liability against the property arising prior to this 13th day of April, 1977, except for Bank liens against Baltz and Lightfoot equity interests and not against McRedmond interest.

3. The parties agree that for Federal Income Tax purposes McRedmond Brothers, Inc. shall be entitled to write off the interest in the amount of $17,395.00 for 1977 and shall also be entitled to write off such portion of the depreciation as may be necessary to cause the aggregate write off to equal $18,019.93. Any additional write off or resulting taxable income shall be attributed equally one-third to Baltz, one-third to Lightfoot and one-third to McRedmond Brothers, Inc.

4. The parties agree that all decisions regarding the property shall be taken only after consultation and by unanimous vote of the parties.

5. The property has realized some income and incurred some expense during 1977. The amounts are not of any consequence and

the parties agree that they shall share such income expense equally.

6. If any one of the parties becomes dissatisfied then he or it may obtain a purchaser for the entire property and if the other parties do not agree to sell the property, then they must purchase the interest of the dissatisfied party on the same terms and conditions as are represented by the bona fide offer to purchase the entire property.

7. The parties understand and agree that there will be approximately $6,000 remaining in the escrow account following the payment of the interest payment to Mrs. Talley and the back taxes. This amount may be either held in a separate bank account to be expended on the property or returned to the parties and since there is no expense anticipated in connection with the property until February and March of 1978, the parties agree to distribute said funds equally to each of them with the understanding that they shall contribute the necessary funds to pay the expenses arising in connection with the property as and when the expenses arise. If a party fails to meet his or its obligation to pay his or its share of expenses, then such party's interest in the property shall be forfeited after 30 days written notice and the failure of such party to effectuate a sale of the property.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed effective as of this 13th day of April, 1977.

ROBERT J. BALTZ, JR.

THEODORE H. LIGHTFOOT

MCREDMOND BROTHERS, INC.

BY: R. J. McRedmond.
Authorized Officer

This instrument was prepared by ERVIN M. ENTREKIN, Attorney, 26th Floor, First American Center, Nashville, Tennessee 37238.

EXHIBIT C

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
McRedmond Brothers, Inc. (NAME)	SAME (NAME)	Map 32, Parcel 52
919 Massman Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 41, Parcels 3, 23, and 53
Nashville, Tenn. 37217 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN AND NO/100---------- ----------($10.00)---------- *DOLLARS*

cash in hand paid by McRedmond Brothers, Inc. and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 8046 PAGE 724

we, THEODORE H. LIGHTFOOT and ROBERT BALTZ, JR., each with a one-half undivided interest as tenants in common

have bargained and sold, and by these presents do transfer and convey unto the said McRedmond Brothers, Inc., an undivided one-third interest in and to ~~XXXXXXXXXXXX~~ *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Four tracts of land located in the 10th Civil District of Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and excluding a part of one of the tracts heretofore conveyed to Grace Baptist Church by Deed of record in Book 4800, page 605, Register's Office for Davidson County, Tennessee and being the same real property conveyed to Theodore H. Lightfoot and Robert J. Baltz, Jr., by Deed of Beulah P. Talley of record in Book 4799, page 536 except for the 10.5 acre tract conveyed to Grace Baptist Church of record in Book 4800, page 605, Register's Office for Davidson County, Tennessee.

From and after the date of this conveyance it is agreed and understood that Theodore H. Lightfoot shall be the owner of an undivided one-third interest as tenant in common, Robert J. Baltz, Jr. shall be the owner of an undivided one-third interest as tenant in common, and McRedmond Brothers, Inc. shall be the owner of an undivided one-third interest as tenant in common in and to the property described on Exhibit "A" attached hereto.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $

Subscribed and sworn to before me, this the 24 day of March, 1977

My commission expires: 1-3-78 (Affix Seal)

Affiant

Notary Public

This is { unimproved / improved } property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

an undivided one-third interest in and to
To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said McRedmond Brothers, Inc., its successors and assigns, *forever.*

And we *do covenant with the said* McRedmond Brothers, Inc. *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except for a lien of an Installment Deed of record in Book 4799, page 536, taxes and easement of record in Book 2492, page 525, affecting Tract #1 and Tract #2 described on Exhibit "A" attached hereto.

And Theodore H. Lightfoot and Robert J. Baltz, Jr.
do further covenant and bind themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* undivided one-third interest in and to McRedmond Brothers, Inc., its successors and assigns *against the lawful claims of all persons whomsoever.*

Witness our *hands this ..... day of ....., 19....., the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Theodore H. Lightfoot
THEODORE H. LIGHTFOOT

Robert J. Baltz, Jr.
ROBERT J. BALTZ, JR.

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 THEODORE H. LIGHTFOOT

the bargainor....., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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 ROBERT J. BALTZ, JR.

the bargainor....., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24 day of MARCH, 1977.

Warren W. Brum Notary Public.

Commission Expires 7-7-79

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....

this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

EXHIBIT "A" to deed from THEODORE H. LIGHTFOOT and ROBERT J. BALTZ, JR. to McREDMOND BROTHERS, INC., for one-third undivided interest in and to the following described property.

Four Tracts of land located in the 10th Civil District of Davidson County, Tennessee more particularly described according to a survey by Parrish-Ragan, Inc., Job No. 73-266, dated March 7, 1974 as follows:

TRACT I: A tract of land in the 10th Civil District of Davidson County, Tennessee, being a portion of Tract No. 4 of the W. C. Talley Property, the deed to which is recorded in Book 2538, page 147, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point on the northerly margin of Old Hickory Boulevard, said point being at the westerly terminus of a 25.00' radius return from the westerly margin of Brick Church Pike, thence; with the norteherly margin of Old Hickory Boulevard S 68° 30' W, a distance of 197.53' to a point, thence; with a 3855.76' radius curve to the right a distance of 436.73' to a point on the easterly margin of an abandoned lane, thence; N 1° 51' E a distance of 118.54' to a point on the easterly margin of said lane, thence; N 3° 32' E a distance of 1054.46' to a point in a fence line, thence; with said fence line and the southerly boundary of a tract deeded to McDowell Development Corporation in Book 4696, Page 9, R.O.D.C., Tennessee, S 86° 48' E a distance of 564.87' to a power pole on the westerly margin of Brick Church Pike, thence; with the westerly margin of Brick Church Pike, S 07° 57' E a distance of 12.2' to a point, thence; with a 665.41' radius curve to the right a distance of 114.80' to a point, thence; S 01° 56' W a distance of 781.78' to a point, thence; southerly and westerly with a 25.00' radius curve to the right a distance of 29.04' to the point of beginning and containing 14.32 acres as per survey by Parrish-Ragan, Inc., dated March 7, 1974.

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Made a part of the above described tract is a Tennessee Natural Gas line easement severing the northerly portion of Tract No. 1, and being recorded in Book 2492, page 525, R.O.D.C., Tennessee.

TRACT II: A tract of land in the 10th Civil District of Davidson County, Tennessee being a portion of Tract No. 4 of the W. C. Talley property, the deed to which is recorded in Book 2538, page 147, R.O.D.C., Tennessee and being more particularly described as follows:

BEGINNING at a point on the northerly margin of Old Hickory Boulevard, said point being at the easterly terminus of a 25.00' radius return from the easterly margin of Brick Church Pike, thence; westerly and northerly with said 25.00' radius return to the right a distance of 49.50' to a point on the easterly margin of Brick Church Pike, thence; with the easterly margin of Brick Church Pike N 01° 56' E a distance of 742.74' to a point, thence; with a 705.41' radius curve to the left a distance of 121.62' to a point, thence; N 07° 57' W a distance of 2.05' to a point, thence; leaving the easterly margin of Brick Church Pike with the southerly boundary line of Brick Church Valley Subdivision recorded in Plat Book 3700, Page 139, Plat Book 4175, Page 88, and Plat Book 4595, page 55, R.O.D.C., Tennessee S 86° 22' E a distance of 366.91' to an existing iron pin in concrete, thence; along the easterly boundary line of said subdivision, N 04° 05' E a distance of 914.45' to an existing iron pin in concrete, thence; with the same N 53° 58' E a distance of 210.02' to an existing iron pipe in concrete, thence; along the southerly boundary line of said subdivision, S 87° 46' E a distance of 505.29' to an existing iron pin, thence; with a fence and along the westerly boundary lines of the Z. T. Parrish Property, Recorded in Book 2030, Page 593, R.O.D.C., Tennessee and the A. F. Joslin Property, Recorded in Book 1345, page 596, R.O.D.C., Tennessee S 03° 44' W a distance of 1608.82' to a point on the northerly margin of Brick Church Pike, thence; with the same, westerly with a 2326.33' radius curve to the left a distance of 696.18' to a point, thence; with the same, S 68° 30' W a distance of 332.77' to the point of beginning and containing 32.15 acres as per survey by Parrish-Ragan, Inc., dated March 7, 1974.

Made a part of the above described tract is a Tennessee Natural Gas Line easement severing said tract from east to west, and being recorded in Book 2492, page 525, R.O.D.C., Tennessee. Also included in the above is a .02 acre cemetery fronting on Brick Church Pike.

TRACT III: A tract of land in the 10th Civil District of Davidson County, Tennessee being a portion of Tract No. 4 of the W. C. Talley Property, the deed to which is recorded in Book 2538, page 147, R.O.D.C., Tennessee and being more particularly described as follows:

BEGINNING at a point at the intersection of the southerly margin of Old Hickory Boulevard and the northeasterly margin of Brick Church Pike, thence; with the southerly margin of Old Hickory Boulevard, N. 68° 30' E a distance of 64.41' to a point, thence; with a 2266.33' radius curve to the right a distance of 670.17' to a point in a fence line, thence; with said fence and along the easterly boundary line of the Walter E. Gasser Property and recorded in Book 1148, page 343, R.O.D.C., Tennessee, S 03° 30' W a distance of 286.44' to a point in a fence line, thence; with last said fence, S 75° 17' W a distance of 359.75' to a point on the northeasterly margin of Brick Church Pike, thence; along said margin, N 59° 31' W a distance of 400.39' to the point of beginning and containing 3.79 acres as per survey by Parrish-Ragan, Inc., dated March 7, 1974.

TRACT IV: A tract of land in the 10th Civil District of Davidson County, Tennessee, being a portion of Tract No. 4 of the W. C. Talley Property, the deed to which is recorded in Book 2538, page 147, R.O.D.C., Tennessee and being more particularly described as follows:

BEGINNING at a point at the intersection of the southwesterly margin of Brick Church Pike and the southerly margin of Old Hickory Boulevard, thence; along the southwesterly margin of Brick Church Pike, S 59° 31' E a distance of 284.77' to a point in a fence line, thence; with said fence line, S 30° 33' W a distance of 77.62' to a 12" tree, thence; with a fence, S 7° 34' E a distance of 72.40' to a 30" tree, thence; southerly with an irregular fence a distance of approximately 1014.4' to a corner post, bearing from 30" tree to corner post is S 4° 22' W a distance of 1014.38', thence; southerly with an irregular fence a distance of approximately 548' to a corner stone, bearing from corner post to corner stone S 3° 16' W a distance of 548.02', thence; N 83° 05' W a distance of 471.80' to an iron pin, thence, with a fence N 89° 14' W a distance of 178.96' to an existing iron pin at the corner of a tract deeded to E. R. Michaels, Jr. in Book 4773, page 794, R.O.D.C., Tennessee and surveyed by Parrish-Ragan, Inc., October 5, 1973, thence; with the same line, in part, as shown on said survey N 85° 27' W a distance of 466.07' to an iron pin, thence; northerly with an irregular fence and the westerly line of K. P. Laura True and Little Creek Community Club, Inc., a distance of approximately 1413.5' to an iron pin on the southerly margin of Old Hickory Boulevard, bearing from iron pin to iron pin, N 3° 14' a distance of 1413.55', thence; with said margin, N 74° 59' E a distance of 27.75' to a point, thence; with a 3915.76' radius curve to the left a distance of 443.53' to a point, thence: N 68° 30' E a distance of 513.21' to the point of beginning and containing 42.19 acres as per survey by Parrish-Ragan, Inc., dated March 7, 1974.

Being the same real property conveyed to Theodore H. Lightfoot and Robert J. Baltz, Jr., by deed of Beulah P. Talley of record in Book 4799, page 536, Register's Office for Davidson County, Tennessee.

Included in the foregoing description but excluded therefrom for the purposes of this conveyance is the following described property conveyed to Grace Baptist Church by Theodore H. Lightfoot and Robert J. Baltz, Jr. by deed of record in Book 4800, page 605, Register's Office for Davidson County, Tennessee:

A tract of land in the 10th Civil District of Davidson County, Tennesee being a portion of Tract #2 on the survey of Tract #4, (as surveyed by Parrish-Ragan, Inc., dated January 31, 1974) of the W. C. Talley property recorded in Book 2538, page 147, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an iron pin on the northerly margin of Old Hickory Boulevard, said iron pin being the southeast corner of the herein described and the southwest corner of the A. F. Joslin Property, recorded in Book 1345, page 596, said Register's Office, said iron pin also being easterly 1028.95' as measured along the northerly margin of Old Hickory

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Bouleavard from the easterly terminus of a 25.00' radius return from the easterly margin of Brick Church Pike, north of Old Hickory Boulevard, thence; westerly with a 2326.33' radius curve to the left a distance of 450.00' to an iron pin, thence; leaving said margin of Old Hickory Boulevard westerly and northerly with a 25.00' radius curve to the right a distance of 38.69' to an iron pin on the easterly margin of a proposed (60') relocated road, thence; northwesterly along said proposed raod with a 486.00' radius curve to the left a distance of 308.90' to an iron pin, thence; with the same, north 53° 12' west a distance of 112.51' to an iron pin, thence; leaving the easterly margin of said proposed road, north 36° 48' east, a distance of 620.00' to an iron pin, thence; south 87° 40' east, a distance of 414.24' to an iron pin on the westerly boundary line of the aforementioned Joslin Property, thence; with the same south 3° 44' a distance of 737.00' to the point of beginning and containing 10.50 acres as per survey by Parrish-Ragan, Inc., dated February 11, 1974.