Julie Box 1d / Virginia Sugar

BOOK 8067 PAGE 867

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0.

Wallene Hutchinson
Affiant

Subscribed and sworn to before me this 6th day of ~~December~~ March, ~~1989.~~ 1990

Wilma Sue Jackson
Notary Public

My commission expires: 5-10-93

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Address new owners as follows:	Send Tax Bills:	Map-Parcel Numbers
Metropolitan Federal Savings and Loan Association	SAME	175-0-149 5D 26337
230 Fourth Avenue North Nashville, TN 37219		175-0-147 5D 29930

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **JACKSON BUSINESS PARK ASSOCIATES**, a Tennessee joint venture, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has remised, released and forever quitclaims unto **METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION**, its successors and assigns, its entire right, title and interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Jackson Business Park, of record in Book 6200, page 460, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Land in Davidson County, Tennessee, being tract marked "Reserved Parcel" on the Plan of Jackson Business Park, Section Three, as of record in Plat Book 5200, page 559, Register's Office for said County. Said Reserved Parcel lies to the west of Lot No. 3 as shown on said Plat, and further described as follows:

Beginning at an iron pin as it presently exists, said pin being the northwest corenr of Lot No. 1, Section One, Jackson Business Park Subdivision as of record in Book 5200, page 527, Register's Office for said County, said iron pin being in the southerly right-of-way of Owen Drive and being North 81 deg. 59 min. 00 sec. West, 532.50 feet from a concrete monument as it presently exists, said concrete monument being the westerly terminus of the southwesterly return from Old Hickory Boulevard, thence; leaving the southerly right-of-way of Owen Drive and with the westerly line of Lot No. 1, South 08 deg. 01 min. 00 sec., West, 471.76 feet to an iron pin, thence; with the northerly line of Milmarnat Subdivision, Resubdivision, Lot 2, Book 4300, page 102, Register's Office for said

County, North 82 deg. 25 min. 00 sec. West, 210.29 feet to an iron pin, thence; North 41 deg. 54 min. 00 sec. West, 100.00 feet to an iron pin, thence; South 48 deg. 06 min. 00 sec. West, 85.00 feet to an iron pin, said iron pin falling in the northerly right-of-way of Interstate 24, as of record in Book 2860, page 179, Register's Office for said County, thence; with the northerly right-of-way of said I-24, North 41 deg. 54 min. 00 sec., West, 1008.12 feet to a concrete highway monument, thence; continuing with the northerly right-of-way of said I-24, North 48 deg. 06 min. 00 sec. East, 25.00 feet to a concrete highway monument, thence; continuing with the northerly right-of-way of said I-24, North 41 deg. 57 min. 00 sec. West, 1,185.96 feet to a concrete highway monument, thence; leaving the northerly right-of-way of said I-24, and with the southerly line of Hunter L. Burkitt, Jr., as of record in Book 5378, page 757, Register's Office for said County and Harry Ewin Burkitt, et al, as of record in Book 5561, page 539, Register's Office for said County, South 82 deg. 54 min. 00 sec. East, 596.94 feet to a fence post, thence; with the westerly line of John H. Moore, et ux, as of record in Book 542, page 291, Register's Office for said County, South 03 deg. 35 min. 00 sec. West, 361.80 feet to a 36" hackberry tree in said Moore's southerly line, thence; with the southerly line of said Moore, South 81 deg. 59 min. 00 sec., East, 1,029.97 feet to an iron pin, the northwesterly corner of Lot No. 2, Section Two, Jackson Business Park as of record in Book 5200, page 544, and continuing 350.00 feet to a iron pin in the northeasterly corner of said Lot No. 2 and continuing 726.02 feet for a total of 2,105.99 feet to an iron pin, thence; with the westerly line of Jake H. Moore, et ux, as of record in Book 967, page 141, Register's Office for said County, South 11 deg. 25 min. 14 sec. West, 174.42 feet to an iron pin, said iron pin lying in the westerly right-of-way of Old Hickory Boulevard as of record in Book 4084, page 754, thence; with the westerly right-of-way of said Old Hickory Boulevard and with a curve to the left, said curve having a radius of 1,091.74 feet, and a length of 361.36 feet, to a concrete monument, thence; with leaving the westerly right-of-way of Old Hickory Boulevard and with a curve to the right, said curve having a radius of 35.00 feet, and a length of 49.75 feet to a concrete monument, thence; with the northerly right-of-way of Owen Drive as shown on the Plan of Section One, Jackson Business Park Subdivision, as of record in Book 5200, page 527, Register's Office for said County, North 81 deg. 59 min. 00 sec. West, 569.67 feet to an iron pin, said iron pin being the southeasterly corner of Lot No. 2, Section Two, Jackson Business Park Subdivision, thence; with the same North 81 deg. 59 min. 00 sec. West, 60.00 feet to a concrete monument, thence; with the same, northwesterly with a curve to the right, said curve having a radius of 1,046.556 feet, a length of 293.848 feet to a concrete monument, the southwesterly corner of Lot No. 2 and the terminus of Owen Drive, thence; with said terminus South 24 deg. 06 min. 14 sec. West, 60.00 feet to a concrete monument in the southerly right-of-way of said Owen Drive, thence; with the southerly right-of-way of Owen Drive and a curve to the left, said curve having a radius of 1,106.56 feet, a length of 310.69 feet, to a concrete monument, thence; continuing with the southerly right-of-way of said Owen Drive, South 81 deg. 59 min. 00 sec. East 60.00 feet to an iron pin being the point of beginning and containing 35.096 acres.

Made a part of the above and conveyed hereunder is a Reserved Parcel more particularly described as follows:

Beginning at a concrete monument in the northerly right-of-way of I-24, said monument being a common corner of above described and Hunter L. Burkitt, Jr., as of record in Book 5378, page 757, Register's Office for said County, thence; leaving the northerly right-of-way of Interstate I-24, and with the southerly line of Hunter L. Burkitt, Jr. and Harry Ewin Burkitt, et al, as of record in Book 5561, page 539, Register's Office for said County, South 82 deg. 54 min. 00 sec. East, 596.9 feet to a fence post, thence; with the westerly line of John H. Moore, et ux, as of record in Book 542, page 291, Register's Office for said County, South 03 deg. 35 min. 00 sec. West, 361.80 feet to a 36" hackberry tree in said Moore's southerly line, thence; leaving Moore's southerly line and severing the above-described South 48 deg. 03 min. 00 sec. West, 133.03 feet to an iron pin, said iron pin falling in the northerly right-of-way of Interstate I-24, as of record in Book 2860, page 179, Register's Office for said County, thence; with the northerly right-of-way of said Interstate I-24, North 41 deg. 57 min. 00 sec. West, 704.30 feet to the point of beginning and containing 3.55 acres, more or less.

INCLUDED in the above description but shown on the boundary survey is a proposed 25-foot right-of-way to be dedicated at a future date for the widening of Old Hickory Boulevard.

INCLUDED in the above description, but specifically **EXCLUDED** from this conveyance, are the following Lots:

Lot No. 1 on the Plan of Jackson Business Park, Section One, as of record in Plat Book 5200, page 527, Register's Office for said County.
Lot No. 2 on the Plan of Jackson Business Park, Section Two, as of record in Plat Book 5200, page 544, Register's Office for said County.
Lot No. 3 on the Plan of Jackson Business Park, Section Three, as of record in Plat Book 5200, page 559, Register's Office for said County.
Lot No. 4 on the Plan of Jackson Business Park, Section Four, as of record in Plat Book 6200, page 693, Register's Office for said County.
Lot No. 5 on the Plan of Jackson Business Park. as of record in Plat Book 6250, page 568, Register's Office for said County.
Lot No. 7 on the Plan of Jackson Business Park, as of record in Plat Book 6200, page 446, Register's Office for said County.
Lot No. 8 on the Plan of Jackson Business Park, as of record in Plat Book 6200, page 457, Register's Office for said County.

Being part of the same property conveyed to Jackson Business Park Associates, a Tennessee joint venture, by deed from W. Owen Ferrell and wife, Ruth Jackson Ferrell a/k/a Mary Ruth Jackson Ferrell, of record in Book 6089, page 612, Register's Office for said County.

This instrument and the interest hereby released and quitclaimed is subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 6 day of ~~December, 1989~~ MARCH 1990.

JACKSON BUSINESS PARK ASSOCIATES,
a Tennessee joint venture

By: _____
W. Owen Ferrell, Venturer

By: Union Financial Corporation,
Venturer

By: _____

Name: L. Randall Travis

Title: Sr. Executive Vice President

By: Southeast Venture Companies,
Venturer

By: _____

Name: ~~Richard W. Sorenson~~

Title: Chief Financial Officer

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **W. Owen Ferrell, Venturer**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of ~~December~~ March 1990, ~~1989~~.

Peggy J. Hayes
Notary Public

My Commission Expires: 9-1-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rolando Gonzalez with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of ~~December, 1989~~ January 1990.

Notary Public

My Commission Expires: April 15, 1993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, L. Randall Travis with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Sr. Exec. Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of ~~December, 1989~~ March 1990.

Virginia E Fuqua
Notary Public

My Commission Expires: 3-11-90

11 11 9888

IDENTIF. TREFERENCE

MAR 19 4 09 PM '90

DAVIDSON COUNTY TN.

38?? 03/19 2101 03CHECK 12.00