Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 201
Goodlettsville, Tennessee 37072

BOOK 8084 PAGE 132

QUITCLAIM DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL
Music City Raceway, Inc. 144 Cumberland Trace Nashville, TN 37214	Same as New Owner	Map 10, Parcel 22, Map 10, Parcel 26, Map 10, Parcel 73 17067 10D; 17500 10D; 51433 10D

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, and for the purpose of creating an estate of tenants by the entireties, DALLAS CLAY JONES and wife, ALFREDA JONES, by these presents do hereby quitclaim and convey unto MUSIC CITY RACEWAY, INC., a Tennessee Corporation, its successors and assigns, all of their right, title and interest in and to that certain real estate in Davidson County, Tennessee, described as follows:

TRACT NO. 1 (167.234 ACRES): A certain tract of land located in the 10th (formerly the 22nd) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Commencing at a point in the center of Ivy Point Road approximately 0.2 mile northwesterly of the intersection of Ivy Point Road with Greer Road; thence South 07 deg. 06' 45" West 883.28 feet to a 1/2" iron rebar found at the POINT OF BEGINNING, said rebar being the south east corner of the herein described 167.234 acre tract; thence North 85 deg. 56' 55" West along the line of Charles Wingo and Geneva Bates 961.88 feet to a 1/2" iron rebar found corner to Alfred Adcock; thence North 22 deg. 28' 05" West along the eastern line of the 56 acre off-conveyance as described in Deed Book 7790, page 174, and also along the line of Alfred Adcock and then Brenda Stevenson, passing at 1,108.12 feet a 1/2" iron pipe set this survey, said pipe being 20 feet southerly of the center line of Ivy Point Road as measured perpendicular to the existing pavement, in all a total of 1,122.00 feet to a 1/2" iron pipe set this survey against the southern edge of the existing pavement; thence North 31 deg. 28' 55" West along the line of Larry Murphy passing at 30.99 feet a 1/2" iron pipe set this survey, said pipe being 20 feet northerly of the center line of Ivy Point Road as measured perpendicular to the existing pavement, passing at 474.92 feet a 1/2" iron pipe set this survey at the south east corner of Dallas Clay Jones' 2.128 acre tract, passing at 657.89 feet a 1/2" iron pipe set this survey at the north east corner of said 2.128 acre tract and also being a corner to Larry Murphy, in all a total of 2,186.03 feet to a 1/2" iron rebar found corner to Charles Burt; thence North 04 deg. 27' 05" East along the line of W. L. Hawkins passing at 497.33 feet a 1/2" iron pipe set this survey near the top of a bluff, in all a total of 779.30 feet to a point in the center of Sycamore Creek (in Browns Lake); thence with the center of Sycamore Creek and continuing along the line of said Hawkins the following six calls: South 74 deg. 48' 05" East 214.93 feet; South 73 deg. 33' 00" East 123.26 feet; South 89 deg. 42' 15" East 114.08 feet; South 75 deg. 45' 00" East 176.05 feet; South 84 deg. 40' 45" East 340.47 feet; North 49 deg. 56' 55" East 49.57 feet ;thence leaving said creek South 88 deg. 16' 45" East along the line of Van E. Hamlett, passing at 50.00 feet

a 1/2" iron pipe set this survey, passing at 1,187.00 feet a 1/2" iron pipe set this survey 3 feet west of a 15" hickory, in all a total of 1,920.92 feet to a 1/2" iron pipe set this survey; thence South 11 deg. 25' 30" West and continuing along the line of said Hamlett 262.00 feet to a 1/2" iron pipe set this survey; thence South 05 deg. 35' 30" West 947.00 feet to a concrete monument found corner to Montry Duke; thence South 07 deg. 06' 45 West along the line of said Duke, Jack Angel and then Lawrence D. Allen, passing at 1,466.59 feet a 1/2" iron pipe set this survey, said pipe being 20 feet northerly of the center line of Ivy Point Road as measured perpendicular to the existing pavement, passing at 1,511.69 feet a 1/2" iron pipe set this survey, said pipe being 20 feet southerly of the center line of Ivy Point Road as measured perpendicular to the existing pavement, in all a total of 2,372.42 feet to the Point of Beginning and containing 167.234 acres more or less as per field survey and plat for Dallas Clay Jones dated March 13, 19990 by Robert N. Rogers, Tennessee Professional Land Surveyor No. 1559, and associate with Larry T. Hill & Associates, Greenville, Kentucky and being subject to all legal easements, prescriptive rights, and right of ways. All bearings herein are based on a magnetic reading taken in the field on February 9, 1990. All iron pipe monuments set this survey are identified with a yellow cap stamped "TENNPLS 1559".

TRACT NO. 2 2.128 ACRES: A certain tract of land located on the 10th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Commencing at a point in the center of Ivy Point Road approximately 0.5 mile northwesterly of the intersection of Ivy Point Road with Greer Road; thence North 31 deg. 28' 55" West 465.80 feet to a 1/2" iron pipe set this survey at the POINT OF BEGINNING, said pipe being in the west line of Dallas Clay Jones' 167.234 acre tract, and a corner to Larry Murphy; thence along the line of larry Murphy North 86 deg. 32' 55" West 400.00 feet to a 1/2" iron pipe set this survey; thence South 86 deg. 08' 05" West 200.00 feet to a 1/2" iron pipe set this survey; thence North 31 deg. 28' 55" West 182.97 feet to a 1/2" iron pipe set this survey; thence North 85 deg. 08' 05" East 200.00 feet to a 1/2" iron pipe set this survey; thence South 85 deg. 32' 55" East 400.00 feet to a 1/2" iron pipe set this survey in the west line of said 167.234 acre tract; thence with said tract South 31 deg. 28' 55" East 182.97 feet to the Point of Beginning and containing 2.128 acres more or less as per field survey and plat for Dallas Clay Jones dated March 13, 1990 by Robert N. Rogers, Tennessee Professional Land Surveyor No. 1559, an associate with Larry T. Hill & Associates, Greenville, Kentucky and being subject to all legal easements, prescriptive rights, and right of ways. All bearings herein are based on a magnetic reading taken in the field on February 9, 1990. All iron pipe monuments set this survey are identified with a yellow cap stamped "TENNPLS 1559".

Being the same property conveyed to Dallas Clay Jones by deed from Music City Dragway (a partnership consisting of Barry Grizzardi, Michael D. Greenfield, James D. Greenfield and James I. Greenfield) of record in Book 7790, page 174, Register's Office for Davidson County, Tennessee.

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

ALFREDA JONES, wife of Dallas Clay Jones, joins in this conveyance to convey any and all right, title or interest which she may have in the said property.

IN WITNESS WHEREOF, the undersigned has hereunto set their hands on this the 5 day of April, 1990.

Dallas Clay Jones
DALLAS CLAY JONES

Alfreda Jones
ALFREDA JONES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DALLAS CLAY JONES and wife, ALFREDA JONES, 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 this the 5th day of April, 1990.

Kathy Burnett Hulett
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual transfer or value, whichever is greater, for this transfer is NONE.

Charlotte Jones-Gonzalez
AFFIANT

Sworn to and subscribed before me this the 5th day of April, 1990.

Kathy Burnett Hulett
NOTARY PUBLIC

My Commission Expires: 12/29/93

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RECEIVED, TRANSFERRED
Apr 9 11 20 AM '90
Davidson County

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