Bk 42

BOOK 8098 PAGE 832

THIS INSTRUMENT PREPARED BY:
George R. Fusner, Jr.
White & Reasor
3305 West End Avenue
Nashville, TN 37203

QUITCLAIM DEED

ADDRESS NEW OWNERS: SEND TAX BILLS TO: MAP-PARCEL NOS.
Naranji V. Patel and wife, Same
Shantaben N. Patel
5995 Crossmont Circle
San Jose, CA 95120

FOR AND IN CONSIDERATION OF Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE, a federally chartered savings and loan association, ("Grantor") hereby quitclaims and conveys to NARANJI V. PATEL and wife, SHANTABEN N. PATEL, ("Grantee") any and all right, title, interest, and estate of every kind and character whatsoever which Grantor may own in and to the real estate described on Exhibit A attached hereto and incorporated herein by reference.

This is improved property in Nashville, Davidson County, Tennessee.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration ~~or value~~, whichever is greater, for this transfer is ~~Zero~~ ($-0-) Dollars.

Richard J. Adams V.P.
Affiant

SUBSCRIBED AND SWORN to before me, this 27th day of April, 1990.

7-10-90
My Commission Expires

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 27th day of April, 1990.

GRANTOR:

SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

BY: Richard J. Adams

TITLE: Vice President

221US

IDENTIF. REFERENCE

APR 31 2 56 PM '90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Valerie Lynn Van Eaton Notary Public of the State and County aforesaid, Richard J. Morris 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 the Vice President of Security Federal Savings and Loan Association of Nashville, the Grantor, and is authorized by the Grantor to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 27 day of April, 1990.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-10-90

EXHIBIT A

Property Description

Tract I:

A tract of land located in Metropolitan Nashville, Davidson County, Tennessee, and more particularly described as follows:

Beginning at a twin 10" hackberry, said hackberry being in the Southeast R.O.W. of Interstate Highway I-24 and being located South 40 degrees, 31 minutes 09 seconds West, a distance of 140.71 feet as measured along said R.O.W. from a Tennessee Department of Transportation monument set at the intersection of said R.O.W. of Interstate Highway I-24 and the Southwest R.O.W. of Murfreesboro Pike and being the Southwest corner of the property conveyed to Robert S. King, et ux., by deed of record in Book 6927, page 662, Register's Office for Davidson County, Tennessee, and proceeding as follows:

Thence, with said King's South line, South 50 degrees, 29 minutes 02 seconds East, passing an iron pin at a distance of 150.22 feet, said pin being King's Southeast corner, and thence continuing with the South line of Tract 2 herein described, in all a total distance of 323.60 feet to a "P-K" nail set in the Northwest margin of a 30 feet wide strip, hereinafter described as Tract 3, being an easement for ingress and egress;

Thence, with said boundary of said ingress-egress easement, South 52 degrees 04 minutes 53 seconds West, a distance of 273.28 feet to a "P-K" nail;

Thence, continuing with said boundary of said easement, South 54 degrees 18 minutes 58 seconds West, a distance of 412.90 feet to an iron pin set at the Southwest corner of said easement;

Thence, along the West margin of an old 30 foot road South 55 degrees, 14 minutes 59 seconds West, a distance of 36.00 feet to an iron pin, said pin being the Northeast corner of the property conveyed to Motel Systems, Inc., by deed of record in Book 4782, page 678, Register's Office for Davidson County, Tennessee;

Thence, with the North line of Motel Systems, Inc., North 57 degrees, 57 minutes, 29 seconds West, a distance of 129.08 feet to a Tennessee Department of Transportation monument set in said R.O.W. of Interstate Highway I-24;

Thence, with said R.O.W. of Interstate Highway I-24, North 36 degrees 28 minutes 08 seconds East, a distance of 516.67 feet to a Tennessee Department of Transportation monument;

Thence, with said R.O.W. of Interstate Highway I-24, North 40 degrees 31 minutes 09 seconds East, a distance of 201.47 feet to the beginning, and containing 166,784 square feet or 3.829 acres, more or less.

Tract 2:

A tract of land located in Metropolitan Nashville, Davidson County, Tennessee, and more particularly described as follows:

Beginning at a "P-K" nail set in the South R.O.W. of Murfreesboro Pike, said nail being located South 50 degrees, 29 minutes 02 seconds East, a distance of 175.00 feet as measured along said R.O.W. from a Tennessee Department of Transportation monument set at the intersection of said R.O.W. of Murfreesboro Pike with the Southeast R.O.W. of Interstate Highway I-24 and being the Northeast corner of the property conveyed to Robert S. King, et

ux., by deed of record in Book 6927, page 662, Register's Office for Davidson County, Tennessee, and proceeding as follows:

Thence, with said R.O.W. of Murfreesboro Pike, South 50 degrees, 29 minutes, 02 seconds East, a distance of 180.50 feet to a "P-K" nail set in the Northwest boundary of a 30 foot wide strip hereinafter described as Tract 3, being an easement for ingress and egress;

Thence, leaving said R.O.W. of Murfreesboro Pike and with said boundary of said ingress-egress easement, South 52 degrees, 04 minutes, 53 seconds West, a distance of 144.14 feet to a "P-K" nail, said nail being the Northeast corner of Tract 1, herein described;

Thence, with the North line of said Tract 1, North 50 degrees, 29 minutes, 02 seconds West, a distance of 173.38 feet to an iron pin, said pin being the Southeast corner of the property conveyed to Robert S. King, et ux., by deed of record in Book 6927, page 662, Register's office for Davidson County, Tennessee;

Thence, with said King's East line, North 50 degrees, 28 minutes 35 seconds East, a distance of 143.30 feet to the beginning, and containing 25,105 square feet or 0.576 acres, more or less.

Tract 3:

A 30 feet wide strip for ingress and egress lying immediately East of Tracts 1 and 2 and being more particularly described as follows:

Beginning at a "P-K" nail set in the South R.O.W. of Murfreesboro Pike, said nail being the Northeast corner of Tract 2 herein-above described and being located South 50 degrees, 29 minutes, 02 seconds East, a distance of 355.50 feet as measured along said R.O.W. from a Tennessee Department of Transportation monument set at the intersection of said R.O.W. of Murfreesboro Pike and the Southeast R.O.W. of Interstate Highway I-24, and proceeding as follows:

Thence, with said R.O.W. of Murfreesboro Pike, South 50 degrees 29 minutes, 02 seconds East, a distance of 30.73 feet to a chiseled cross, said cross being the Northwest corner of the property conveyed to Susan Parker Friedman, et al., by deed of record in Book 5341, page 466, Register's Office for Davidson County, Tennessee;

Thence, leaving said R.O.W. of Murfreesboro Pike and with the West line of said Friedman, South 52 degrees, 04 minutes, 53 seconds West, a distance of 424.69 feet to an iron pin;

Thence, continuing with said Friedman, South 54 degrees, 18 minutes 58 seconds West, a distance of 205.58 feet to an iron pipe, said pipe being said Friedman's Southwest corner and the Northwest corner of The Plus Park, Section 13, as of record in Book 4300, page 191, Register's Office for Davidson County, Tennessee;

Thence, with the Northwest line of said Plus Park, Section 13, South 54 degrees, 18 minutes, 58 seconds West, a distance of 186.68 feet to an iron pin;

Thence, leaving said line of Plus Park, Section 13, North 70 degrees, 57 minutes, 46 seconds West, a distance of 36.75 feet to an iron pin, said pin being in the East line of the above-described Tract 1;

Thence, with said line of Tract 1, North 54 degrees, 18 minutes, 58 seconds East, a distance of 412.90 feet to a "P-K" nail;

Thence, with said line of Tract 1, North 52 degrees, 04 minutes, 53 seconds East, a distance of 273.28 feet to a "P-K" nail, said nail being the Northeast corner of Tract 1 and the Southeast corner of Tract 2;

Thence, with the East line of Tract 2, North 52 degrees, 04 minutes, 53 seconds East, a distance of 144.14 feet to the beginning.

Tract 4:

Easement for the benefit of Tract 2 for ingress and egress over, under, and across the premises described as follows:

Beginning at a "P-K" nail set in the South R.O.W. of Murfreesboro Pike, said nail being located South 50 degrees, 29 minutes, 02 seconds East, a distance of 175.00 feet as measured along said R.O.W. from a Tennessee Department of Transportation monument set at the intersection of said R.O.W. of Murfreesboro Pike and the Southeast R.O.W. of Interstate Highway I-24 and being the Northeast corner of the property conveyed to Robert S. King, et ux., by deed of record in Book 6927, page 662, Register's Office for Davidson County, Tennessee, and proceeding as follows:

Thence, with said King's East line, South 50 degrees, 28 minutes, 35 seconds West, a distance of 50.00 feet to a "P-K" nail;

Thence, North 21 degrees, 59 minutes, 56 seconds East, a distance of 51.48 feet to a "P-K" nail set in the South R.O.W. of Murfreesboro Pike;

Thence, with said R.O.W. of Murfreesboro Pike, South 50 degrees, 29 minutes, 02 seconds East, a distance of 25.00 feet to the beginning.

This easement is subject to a sign easement for the use by said King, being more particularly described as follows:

Beginning at a "P-K" nail set in the South R.O.W. of Murfreesboro Pike, said nail being the Northeast corner of the property conveyed to Robert S. King, et ux., by deed of record in Book 6927, page 662, Register's Office for Davidson County, Tennessee, and proceeding as follows:

Thence, with said King's East line, South 50 degrees, 28 minutes, 35 seconds West, a distance of 20.00 feet to a "P-K" nail;

Thence, North 15 degrees, 37 minutes, 30 seconds East, a distance of 21.48 feet to a "P-K" nail set in the South R.O.W. of Murfreesboro Pike;

Thence, with said R.O.W. of Murfreesboro Pike, South 50 degrees, 29 minutes, 02 seconds East, a distance of 12.50 feet to the beginning.

BEING the same property conveyed to Naranji V. Patel and wife, Shantaben N. Patel, by Deed of record in Book 8091, page 69, Register's Office for Davidson County, Tennessee.