This instrument prepared by:
Andrew B. Gibson, Jr.
CLEMENT & GIBSON
Suite 600, Noel Place
200 Fourth Avenue, North
Nashville, TN 37219

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS:
Nipper Properties, a Tennessee joint venture P. O. Box 1869 Brentwood, TN 37024	NEW OWNER	Map 161/ Parcels 59, 59.01, 60 and 61

FOR AND IN CONSIDERATION of ONE ($1.00) DOLLAR, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, MILDRED P. NIPPER, by these presents does hereby quitclaim and convey unto NIPPER PROPERTIES, A TENNESSEE JOINT VENTURE, its heirs, representatives and assigns, all of her right, title and interest in and to that certain tract or parcel of land located in DAVIDSON County, Tennessee, described in Exhibit "A" attached hereto.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 31st day of May, 1990.

GRANTOR:

Mildred P. Nipper
MILDRED P. NIPPER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared MILDRED P. NIPPER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this 31st day of May, 1990.

Janis E. Gunselman
NOTARY PUBLIC

My Commission Expires: 1-27-91

* * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ -0- .

AFFIANT

Sworn to and subscribed before me on this the 31st day of May, 1990.

Janis E. Gunselman
NOTARY PUBLIC

My commission expires: 1-27-91

Exhibit "A"

TRACT I (Map 161, Parcel 59): Land in the 6th, formerly the 8th Civil District of Davidson County, Tennessee, on the East side of the Edmondson-Owen Winstead Pike, and described as follows:

BEGINNING in the center of said Pike at James Kinnard's southwest corner, and running thence with the center of said Pike, South 12 degrees East 300 feet to a point 284 feet north of the center of a County Road where the same enters said Pike on the East side; thence leaving said Pike and running South 86-3/4 degrees East 420 feet to a stake; thence North 3-1/4 degrees East 285 feet to a point in James Kinnard's South line; thence with said line, North 86-3/4 degrees West 496 feet to the beginning, containing three acres, according to a survey made by W. B. Southgate, Surveyor, on August 12, 1926.

Including but excluding therefrom a tract of 0.63 of an acre, more or less, conveyed to T. H. Ervin and wife, Dorothy H. Ervin, by deed from Shadrick Bush and wife, of record in Book 3644, page 547, Register's Office for said County.

BEING the same property conveyed to MILDRED P. NIPPER by Quitclaim Deed from Walter R. Nipper, Jr., of record in Book 8125, page 420, Register's Office for Davidson County, Tennessee.

TRACT II (Map 161, Parcel 59.01): Land in the 6th Civil District of Davidson County, Tennessee, according to a survey made by E. L. Miller, Jr. and Company, dated October 17, 1963, more particularly described as follows:

Beginning at a point in the easterly margin of Edmondson Pike 284 feet more or less from the center line of Old Hickory Boulevard in a northerly direction; thence south 88 deg. 00 min. east a distance of 387.0 feet to an iron pin; thence north 4 deg. 00 min. east a distance of 57.9 feet to an iron pin; thence north 84 deg. 55 min. west a distance of 409.5 feet to an iron pin in the easterly margin of Edmondson Pike; thence along the easterly margin of Edmondson Pike, south 11 deg. 45 min. east a distance of 80.8 feet to the point of beginning. Said tract of land contains 0.63 acres, more or less.

Being the same property conveyed to MILDRED P. NIPPER, by Quitclaim Deed from Walter R. Nipper, Jr. of record in Book 8125, page 418, Register's Office for Davidson County, Tennessee.

TRACT III (Map 161, Parcel 61): A tract of land in the 6th, Formerly the 8th, Civil District of said County, described according to a survey made by Watkins and Murray, Surveyors, August 14, 1948, as follows:

Beginning at a point in the center of the Old Hickory Boulevard 160 feet easterly from the intersection of the center line of said Old Hickory Boulevard and the center line of the Edmondson, formerly the Owen and Winstead, Pike said point being also the southeast corner of a 1.26 acre tract shown on said survey; thence with the eastern boundary line of said 1.26 acre tract, north 3 deg. 30 min. west 277 feet to a point in the southern boundary line of a 3 acre tract of land conveyed to Hattie D. Gosey by deed from E. C. Drumright and wife, of record in Book 1349, page 574, Register's Office for said County; thence with the southern boundary line of said Gosey tract, north 86 deg. 30 min. east 182.5 feet to the southeast corner of Gosey's tract; thence with the eastern boundary line of Gosey's tract, north 4 deg. west 285 feet to a point in the southern boundary line of a tract of land owned by James Kinnard; thence with the southern boundary line of said Kinnard tract, north 86 deg. 30 min. 457 feet to a point; thence south 3 deg. 30 min. east 563 feet to a point in the center of the said Old Hickory Boulevard; thence with the center of said Old Hickory Boulevard, south 86 deg. 30

min. west 623.8 feet to the beginning, containing 7 acres, more or less.

Being the same property conveyed to MILDRED P. NIPPER, by Quitclaim Deed from W. R. Nipper, Jr. a/k/a Walter R. Nipper, Jr., of record in Book 8125, page 415, Register's Office for Davidson County, Tennessee.

TRACT IV (Map 161, Parcel 60): A tract of land in the 6th, Formerly the 8th, Civil District of said County, described according to a survey made by Watkins and Murray, Surveyors, August 14, 1948, as follows:

Beginning at a point in the center of Old Hickory Boulevard, at the intersection of the center line of the Edmondson, formerly the Owen and Winstead Pike, running thence with the center of said Pike, north 13 deg. west 284.5 feet to a point; the southwest corner of a 3-acre tract of land conveyed to Hattie D. Gosey by deed from E. C. Drumright and wife, of record in Book 1349, page 574, Register's Office for said County; thence with the south boundary line of said Gosey tract, north 86 deg. 30 min. east 237.5 feet to a stake; thence south 3 deg. 30 min. east 277 feet to a point in the center line of Old Hickory Boulevard; thence with said Boulevard, south 86 deg. 30 min. west 160 feet to the beginning, containing 1.26 acres, more or less.

Being the same property conveyed to MILDRED P. NIPPER, by Quitclaim Deed from W. R. Nipper, Jr. a/k/a Walter R. Nipper, Jr., of record in Book 8125, page 415, Register's Office for Davidson County, Tennessee.

3.1.7.1.2

IDENTIFICATION REFERENCE

JUN 6 4 03 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

9.00 7831 06/06 0101 CHECK