THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
Attorneys at Law
Suite 600, Nashville City Ctr.
Nashville, TN 37219

FROM: Donelson Homestead, Ltd., Inc. (GRANTOR)

TO: Senior Citizens, Incorporated (GRANTEE)

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL
112 Donelson Pike Nashville, TN 37214	SAME	96-56

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, DONELSON HOMESTEAD, LTD., INC., by these presents does hereby quitclaim unto SENIOR CITIZENS, INCORPORATED, a Tennessee Corporation, its successors and assigns, its entire interest in and to the following described tracts of land:

Being a parcel of land in Nashville, First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located on the westerly side of Donelson Pike south of Lebanon Road, being Lot No. 1 as shown on the plan of Donelson Hermitage Senior Citizens as of record in Book 7900, Page 152, R.O.D.C. and being more described as follows:

BEGINNING at a point in the westerly margin of Donelson Pike said point being southerly 210 feet, more or less, from the southerly margin of Lebanon Road;

THENCE with said margin the following calls: with a curve to the left 35.99 feet to a point, said curve having a central angle of 00 deg 21′ 27″, a radius of 5,769.58 feet, a tangent of 18.00 feet and a chord of S 02 deg 27′ 43″ W, 35.99 feet;

S 02 deg 17′ 10″ W, 232.65 feet to a point;

with a curve to th right 1.24 feet to a point, said curve having a central angle of 00 deg. 00′ 45″, a radius of 5,689.58 feet, a tangent of 0.62 feet, and a chord of S 02 deg. 17′ 22″ W, 1.24 feet;

THENCE, leaving said margin with the northerly line of the CSX Transportation Railroad property N 85 deg. 36′ 54″ W, 342.89 feet to a point;

THENCE, leaving said northerly line N 02 deg. 41′ 24″ E, 246.65 feet to a point;

THENCE, N 85 deg. 13′ 59″ E, 209.85 feet to a point;

THENCE, S 86 deg. 35′ 57″ E, 32.67 feet to a point;

THENCE, S 79 deg. 29′ 54″ E, 101.14 feet to the point of beginning.

Being part of the same property conveyed to Donelson Homestead, Ltd., Inc. by Deed of Record in Book 7095, Page 115, Register's Office for Davidson County, Tennessee.

This is improved property, known as 112 Donelson Pike, Nashville, Tennessee 37214.

Senior Citizens, Incorporated herewith covenants unto Donelson Homestead, Ltd., Inc., its successors and assigns, that it and its successors and assigns shall continue to maintain and use the land and the improvements thereon for the relief, assistance, recreation, education and comfort of the senior citizens of the Donelson, Hermitage and Old Hickory, Tennessee communities.

Should Senior Citizens, Incorporated dissolve, sell, transfer, convey or assign the land or the improvements thereon, or any interest therein without the prior written consent of Donelson Homestead, Ltd., Inc., its successors or assigns, or cease to use the land and the improvements for a period of one (1) year for the relief, assistance, recreation, education and comfort of the Senior Citizens of the Donelson, Hermitage and Old Hickory, Tennessee communities, then, in any such event, the interest in the land hereby quitclaimed and all improvements thereon shall, without notice or necessity of deed, revert to Donelson Homestead, Ltd., Inc. in fee simple.

The covenants, restrictions and reverters made, reserved or retained herein shall bind Donelson Homestead, Ltd., Inc. and Senior Citizens, Incorporated, their successors and assigns and shall run with the land.

The covenants, restrictions and reverters made, reserved or retained herein are for the benefit of Donelson Homestead, Ltd., Inc. and its contiguous land and the use thereof, it being understood and agreed by Senior Citizens, Incorporated that the failure to comply with the covenants, restrictions and reverters herein shall result in damage to Donelson Homestead, Ltd., Inc. and the use and enjoyment of Donelson Homestead, Ltd., Inc.'s contiguous land for which damages and/or injunctive relief may be incurred or necessary.

EXECUTED this 28th day of August, 1990.

DONELSON HOMESTEAD, LTD., INC.

BY: Ralph L. Howe

Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Carol Nelson, a Notary Public in and of said State and County aforesaid, personally appeared Charles Z. Moore with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of DONELSON HOMESTEAD, LTD., INC., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 30 day of August, 1990.

Carol Nelson
Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me this 27th day of September 1990.

Lee Ellis Warbington
Notary Public

My Commission Expires:
1.23.94

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