THIS INSTRUMENT PREPARED BY: ROBERT LYN BAKER, 213 Fifth Avenue, North, Nashville, TN 37219. Mail

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Averitt Properties, Inc.	Same	Map 105-8; Parcels 274, 150, 276, 183, 185, 188, 189, 194, 210, 211, 208, 207, 206, 205, 204, 209, 249, 250, 251, 252, 253, 256, 257, 260, 258 and 259.
P.O. Box 3166		
Cookeville, TN 38502-3166		

QUITCLAIM DEED

BOOK 8206 PAGE 96

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a re-conveyance, I, GARY D. SASSER, an unmarried person, by these presents do hereby quitclaim and convey unto AVERITT PROPERTIES, INC., A Tennessee Corporation, its successors, heirs and assigns, all of my right, title and interest in and to the following described property:

> Land in Davidson County, Tennessee being Lots Nos. 1, 2, 3, 15 (part of), 16, 17, 18, 19, 38, 40, 42 (part of), 43 (part of), 44, 45, 46, 47, 48, 58, 59, 57, 56, 55, 54, 53, 52, 51, 60, 61, 62, 63, 66 (part of), 67, 68, 69, 70, on the Plan of Guilford Dudley's Addition to Nashville, of record in Book 332, page 73, Register's Office for Davidson County, Tennessee. (See "Exhibit A" attached for complete legal description).
>
> Being the same property conveyed to Gary D. Sasser by deed from I.C. Waddey, Jr., of record in Book 7114, page 685, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 26th day of September, 1990.

GARY D. SASSER

61000

IDENTIF. REFERENCE

SEP 28 4 10 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

* * * * *

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Robert D. Baker
AFFIANT

Sworn to and subscribed before me

This 28th day of SEPT, 1990.

Dollie R. Dafoe
NOTARY PUBLIC

My Commission Expires: 5/1/93

* * * * *

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Nelda Murphree, a Notary Public in and for said County and State, GARY D. SASSER, an unmarried person, 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 28th day of September, 1990.

Nelda Murphree
NOTARY PUBLIC

My Commission Expires: 6/2/92

— EXHIBIT "A"

TRACT I:

Being Lot No. 40 on the Map of Guilford Dudley's Addition to Nashville, of record in Book 332, page 73, Register's Office for Davidson County, Tennessee, described as follows according to a survey made by Ragan-Smith-Murphy & Associates, Inc. dated November 11, 1986:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee being generally located north of Culvert Street and west of Lester Avenue and being all of Parcel 185 on Davidson County Property Map 105-8 and being more fully described as follows:

Beginning at a point on the north margin of Mill Street 100 feet east of the east margin of Geyser Street, thence

1. N5°00'07"E, 125.00 feet to a point on the south margin of a 10 foot unimproved alley, thence

2. S85°19'31"E, a distance of 50.00 feet with the south margin of said alley to a point, thence

3. S5°00'07"W, a distance of 125.00 feet to a point on the north margin of Mill Street, thence

4. N85°19'31"W, a distance of 50.00 feet with the north margin of Mill Street to the point of beginning and containing 6,250 square feet.

TRACT II:

Being Lot Nos. 53 and 54 on the Map of Guilford Dudley's Addition to Nashville, of record in Book 332, page 73, Register's Office for Davidson County, Tennessee, described as follows according to a survey made by Ragan-Smith-Murphy & Associates, Inc. dated November 11, 1986:

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee being generally located north of Culvert Street and east of Geyser Street and being all of Parcels 204 and 205 on Davidson County property map 105-8 and being more fully described as follows:

Beginning at a point on the south margin of Mill Street, a 40' unimproved right-of-way, 241.70' east of the east margin of Geyser Street; thence,

1. S85°19'31"E a distance of 96.68' with the south margin of Mill Street to a point; thence,

2. S5°00'07"W a distance of 125.00' to a point in the north margin of a 10' unimproved alley; thence,

3. N85°19'31"W a distance of 96.68' with the north margin of said alley to a point; thence,

4. N5°00'07"E a distance of 125.00' to the point of beginning and containing 12,085 square feet:

TRACT III:

Being Lot Nos. 55, 56 and 57 on the Map of Guilford Dudley's Addition to Nashville, of record in Book 332, page 73, Register's Office for Davidson County, Tennessee, described as follows according to a survey made by Ragan-Smith-Murphy & Associates, Inc. dated November 11, 1986:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee being generally located south of Mill Street and east of Geyser Street and being all of Parcels 206, 207 and 208 on Davidson County Property Map 105-8 and being more fully described as follows:

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Beginning at a point on the south margin of Mill Street (unimproved) 96.68 feet east of the east margin of Geyser Street, thence

1. S85°19'31"E, a distance of 145.02 feet with the south margin of Mill Street to a point; thence

2. S5°00'07"W, a distance of 125.00 feet to a point on the north margin of a 10-foot unimproved alley, thence

3. N85°19'31"W, a distance of 145.02 feet with the north margin of said alley to a point, thence

4. N5°00'07"E, a distance of 125.00 feet to the point of beginning and containing 18,127 sq. ft., more or less.

TRACT IV:

Being a part of Lot No. 58 and all of Lot 59 on the Map of Guilford Dudley's Addition to Nashville, of record in Book 332, page 73, Register's Office for Davidson County, Tennessee, described as follows according to a survey made by Ragan-Smith-Murphy & Associates, Inc. dated November 11, 1986:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee being generally located north of Culvert Street and east of Geyser Street and being all of Parcels 210 and 211 on Davidson County Property Map 105-8 and being more fully described as follows:

Beginning at a point on the east margin of Geyser Street at the intersection of Mill Street (undeveloped), thence

1. S85°19'31"E, a distance of 85.08 feet with the south margin of Mill Street to a point, thence

2. S5°00'07"W, a distance of 125.00 feet to a point on the north margin of a 10 foot undeveloped alley, thence

3. N85°19'31"W, a distance of 85.08 feet with the north margin of said alley, to a point on the east margin of Geyser Street, thence

4. N5°00'07"E, a distance of 125.00 feet with the east margin of Geyser Street to the ponit of beginning and containing 10,635 square feet.

TRACT V:

Being Lot Nos. 60, 61, 62 and 63 on the Map of Guilford Dudley's Addition to Nashville, of record in Book 332, page 73, Register's Office for Davidson County, Tennessee, described as follows according to a survey made by Ragan-Smith-Murphy & Associates, Inc. dated November 11, 1986:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee being generally located north of Culvert Street and east of Geyser Street and being all of Parcels 249, 250, 251, 252, and 253 on Davidson County Property Map 105-8 and being more fully described as follows:

Beginning at a point on the north margin of Culvert Street at the intersection of the east margin of Geyser Street, thence

1. N5°00'07"E, a distance of 75.00 feet with the east margin of Geyser Street to a point on the south margin of a 10 foot undeveloped alley, thence

2. S85°19'31"E, a distance of 194.18 feet with the south margin of said alley to a point, thence

3. S5°00'07"W, a distance of 92.91 feet to a point on the north margin of Culvert Street, thence

4. N80°03'15"W, a distance of 194.90 feet with the north margin of Culvert Street to the point of beginning and containing 16,303 square feet.

TRACT VI:

Being part of Lot No. 66, all of Lot 67, and part of Lot 68 on the Map of Guilford Dudley's Addition to Nashville, of record in Book 332, page 73, Register's Office for Davidson County, Tennessee, described as follows according to a survey made by Regan-Smith-Murphy & Associates, Inc. dated November 11, 1986:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee being generally located north of Culvert Street and west of Lester Avenue and being all of Parcels 256 and 257 on Davidson County Property Map 105-8 and being more fully described as follows:

Beginning at a point on the north margin of Culvert Street 309.36 feet west of the west margin of Lester Avenue, thence

1. N80°03'15"W, a distance of 102.33 feet with the north margin of Culvert Street to a point, thence

2. N5°00'07"E, a distance of 102.31 feet to a point on the south margin of a 10 foot undeveloped alley, thence

3. S85°19'31"E, a distance of 101.95 feet with the south margin of said alley to a point, thence

4. S5°00'07"W, a distance of 111.71 feet to the point of beginning and containing 10,909 square feet.

TRACT VII:

Being Lots 69 and 70, and part of Lot 68 on the Map of Guilford Dudley's Addition to Nashville of record in Book 332, page 73, Register's Office for Davidson County, Tennessee, described as follows according to a survey made by Regan-Smith-Murphy & Associates, Inc. dated November 11, 1986:

A tract of land in the First Civil Dist[illegible] of Metropolitan Nashville, Davidson County, Tennessee, being generally located north of Culvert Street and west of Lester Avenue and being all of Parcels 258, 259 and 260 on Davidson County Property Map 105-8 and being more fully described as follows:

Beginning at a point on the north margin of Culvert Street 166.0 feet west of the west margin of Lester Avenue, thence

1. N80°03'15"W, a distance of 143.36 feet with the north margin of Culvert Street to a point, thence

2. N5°00'07"E, a distance of 111.71 feet to a point on the south margin of a 10 foot undeveloped alley, thence

3. S85°19'31"E, a distance of 140.78 feet with the south margin of said alley to a point at the easterly terminus of said alley, thence

4. S4°03'48"W, a distance of 124.88 feet to the point of beginning and containing 16,767 square feet.

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TRACT VIII:

Being part of Lots 1, 2 and 3 of Guilford Dudleys Addition to Nashville of record in Book 332, page 73, said Register's Office, generally located south of Factory Street and east of Geyser Street and being all of Parcel 274 on Tax Map 105-8, and being more fully described as follows:

Beginning at a point on the east margin of Geyser Street, as widened during the relocations of Factory Street, at the intersection of the north margin of Basin Street, a 50 foot unimproved right of way; thence, North 5 deg. 00' 07" East a distance of 18.98 feet with the east margin of Geyser Street to a point; thence, with a curve to the right having a radius of 40 foot and a central angle of 117 deg. 47' 40" (chord bearing and distance of North 63 deg. 27' 29" East 68.50 feet) a distance of 82.24 feet to a point on the southerly margin of relocated Factory Street; thence with a curve to the right having a radius of 547.95 feet and a central angle of 8 deg. 51' 01" (chord bearing and distance of South 53 deg. 13' 10" East 84.55 feet) a distance of 84.64 feet with the southerly margin of relocated Factory Street, to a point; thence South 48 deg. 47' 40" East a distance of 16.03 feet with the southerly margin of relocated Factory Street to a point on the north margin of Basin Street; thence, North 85 deg. 19' 31" West a distance of 143.19 feet with the north margin of Basin Street to the point of beginning and containing 5536 square feet.

TRACT IX:

Being Lot No. 19, part of 18, 17, 16 and 15 of Guilford Dudleys Addition to Nashville, of record in Book 332, page 73, said Register's Office, generally located south of relocated Factory Street and east of Geyser Street and being all of Parcel 150 and 276 of Davidson County property Map 105-8, and being more fully described as follows:

Beginning at a point on the south margin of Basin Street, a 50 foot unimproved right of way, 150 feet east of the east margin of Geyser Street; thence, South 85 deg. 19' 31" East a distance of 62.42 feet with the south margin of Basin Street to a point on the south and margin of relocated Factory Street; thence, South 48 deg. 47' 40" East a distance of 209.99 feet with the southerly margin of relocated Factory Street to a point on the north margin of a 10 foot unimproved alley; thence, North 85 deg. 19' 31" West a distance of 231.87 feet with the north margin of said alley to a point; thence North 5 deg. 00' 07" East, a distance of 125.00 feet to the point of beginning and containing 18,392 square feet.

TRACT X:

Being the easterly 38 feet of Lot No. 42, all of Lots, 43, 44 and 45 and a part of Lots 46, 47 and 48 of Guilford Dudleys Addition to Nashville, of record in Book 332, page 73, said Registers Office, generally located, south of relocated Factory Street and north of Mill Street, unimproved and being all of Parcel No. 188, 189 and 194 on Davidson County property Map 105-8 and being more fully described as follows:

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Beginning at a point on the north margin of Mill Street, a 40 foot unimproved right of way, 212 feet east of the east margin of Geyser Street; thence, North 5 deg. 00' 07" East a distance of 125.00 feet to a point on the south margin of a 10 foot unimproved alley; thence, South 85 deg. 19' 31" East a distance of 183.42 feet with the south margin of said alley to a point on the southerly margin of relocated Factory Street; thence, South 48 deg. 47' 40" East a distance of 151.97 feet with the southerly margin of relocated Factory Street to a point, the beginning of a curve; thence, with a curve to the left having a radius of 597.96 feet and a central angle of 2 deg. 03' 38" (chord bearing and distance of South 49 deg. 49' 30" East 21.50 feet) a distance of 21.50 feet to a point; thence, South 4 deg. 03' 46" West a distance of 22.05 feet to a point on the north margin of Mill Street at the east terminus of same; thence, North 85 deg. 19' 31" West a distance of 323.99 feet with the north margin of Mill Street to the point of beginning and containing 33,209 square feet.

TRACT XI:

Being Lot No. 51 and 52 of Guilford Dudley's Addition to Nashville, of record in Book 332, page 73, said Register's Office, generally located north of Culvert Street and East of Geyser Street and being all of Parcel 203 on Davidson County property map 105-8 and being more fully described as follows:

Beginning at a point on the south margin of Mill Street, a 40 foot unimproved right of way, 338.38 feet east of the east margin of Geyser Street; thence, South 85 deg. 19' 31" East a distance of 96.68 feet with the south margin of Mill Street to a point; thence, South 5 deg. 00' 07" West a distance of 125.00 feet to a point on the north margin of a 10 foot unimproved alley; thence, North 85 deg. 19' 31" West a distance of 96.68 feet with the north margin of said alley to a point; thence, North 5 deg. 00' 07" East a distance of 125.00 feet to a point of beginning and containing 12,085 square feet.

TRACT XII:

Being a part of Lot No. 58 of Guildford Dudleys Addition to Nashville, of record in Book 332, page 73, said Register's Office, generally located north of Culvert Street and East of Geyser Street and being all of Parcel 209 on Davidson County property Map 105-8 and being more fully described as follows:

Beginning at a point on the south margin of Mill Street, a 40 foot unimproved right of way, 85.08 feet east of the east margin of Geyser Street; thence, South 85 deg. 19' 31" East a distance of 11.60 feet with the south margin of Mill Street to a point; thence, South 5 deg. 00' 07" West a distance of 125.00 feet to a point on the north margin of a 10 foot unimproved alley; thence, North 85 deg. 19' 31" West a distance of 11.60 feet with the north margin of said alley to a point; thence, North 05 deg. 00' 07" East a distance of 125.00 feet to the point of beginning and containing 1450 square feet.

TRACT XIII:

Being part of Lot No. 38 of Guilford Dudleys Addition to Nashville, of record in Book 332, page 73, said Register's Office, generally located north of Culvert Street and east of Geyser Street and being all of Parcel 193 on Davidson County property Map 105-8 and being more fully described as follows:

Beginning at a point on the north margin of Mill Street, a 40 foot unimproved right of way, 38 feet east of the east margin of Geyser Street; thence, North 5 deg. 00' 07" East a distance of 125.00 feet to a point on the south margin of 10 foot unimproved alley; thence, South 85 deg. 19'31" East a distance of 12.00 feet with the south margin of said alley to a point; thence, South 5 deg. 00'07" West a distance of 125.00 feet to a point on the north margin of Mill Street; thence, North 85 deg. 19' 31" West a distance of 12.00 feet with the north margin of Mill Street to the point of beginnning containing 1500 square feet.

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