47

BOOK 8254 PAGE 672

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
AVERITT PROPERTIES, INC P.O.BOX 3166 COOKEVILLE, TN 38502	Map- 119-16 Parcel - 17	AVERITT PROPERTIES, INC
THIS INSTRUMENT PREPARED BY: George E. Barrett 217 Second Avenue North, Nashville, Tennessee 37201		

8054 12/10 0101 03CHECK 1003.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1) Dollars, cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable considerations, the **METROPOLITAN DEVELOPMENT AND HOUSING AGENCY**, has this day bargained and sold, and by those presents do hereby transfer and convey unto **AVERITT PROPERTIES, INC.** and its heirs and assigns, all of Grantor's right, title and interest in certain land in Davidson County, State of Tennessee, described as follows (the "Property"), to-wit:

Being a tract of land located on the Southeasterly corner of the intersection of Interstate Highway 24 and Briley Parkway in the 27th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod located in the Southerly Right of Way Margin of Briley Parkway, said iron rod is located South 87 degrees, 09 minutes, 35 seconds West a distance of 288.65 feet from a concrete monument located in the Southerly right-of-way margin of Briley Parkway said concrete monument being the most North Easterly Property Corner of the Metropolitan Government Property as recorded in deed book 1194, page 125 R.O.D.C., Tennessee, and also being the most North Westerly Property Corner of Lot 110, Battlewood Subdivision section Two as recorded in plat book 1835, page 96, R.O.D.C., Tennessee;

Thence, leaving the aforementioned right of way margin and following a new line through said Metropolitan Government Property South 26 degrees - 40'-00" for a distance of 661.00 feet to a point;

Thence, SOuth 00 degrees-59'-59" East for a distance of 232.42 feet to a point;

Thence, South 45 degrees-21'-43" West for a distance of 395.61 feet to an iron rod located at the Northeasterly property corner of Lot 31, Battlewood Subdivision Section 4 as recorded in Plat Book 3106, Page 63, R.O.D.C., TN;

Thence, following the Northerly Boundary of the aforementioned Lot 31, of the Metropolitan Government Property and the State of Tennessee Property, North 88

degrees-57'-44" West for a distance of 1034.66 feet to an iron rod located in the Easterly right-of-way margin of Interstate Highway 24;

Thence, following the aforementioned right-of-way margin North 41 degrees-04'-03" West for a distance of 220.32 feet to a concrete monument;

Thence, North 06 degrees-33'-28" West for a distance of 303.94 feet to a concrete monument;

Thence, North 10 degrees-39'-23" East for a distance of 258.60 feet to a concrete monument located at the Southwesterly Property corner of the Metropolitan Government Power Board Property;

Thence, following the boundary of the aforementioned property South 89 degrees-12'-43" East for a distance of 165.23 feet to an iron pipe;

Thence, North 02 degrees-42'-54" East for a distance of 80.22 feet to an iron rod located in the Easterly right-of way- margin of Interstate Highway 24;

Thence, following said right-of-way margin South 89 degrees-12'-43" East for a distance of 54.79 feet to an iron rod;

Thence, North 00 degrees-47'-17" East for a distance of 104.68 feet to an iron rod;

Thence, North 66 degrees-44'-16" East for a distance of 210.00 feet to an iron rod;

Thence, North 23 degrees-15'-44" West for a distance of 50.00 feet to an iron rod;

Thence, North 66 degrees-44'-16" East for a distance of 43.03 feet to an iron rod;

Thence, North 21 degrees-07'-29" West for a distance of 15.00 feet to an iron rod located in the Southerly right-of-way margin of Briley Parkway;

Thence, following the aforementioned right-of-way margin and a curve to the right having a radius of 1,262.04 feet, a central angle of 18 degrees-35'-33" for an arc length of 409.53 feet, and a cord bearing and distance of North 78 degrees-06'-10" East, 407.74 feet to an iron rod;

Thence, South 02 degrees-36'-03" East for a distance of 20.00 feet to an iron rod;

Thence, following a curve to the right having a radius of 1,242.04 feet, a central angle of 07 degrees-16'-14", for an arc length of 157.61 feet, and a cord bearing and distance of South 88 degrees-57'-57" East, 157.50 feet to a P.K. Nail;

Thence, South 04 degrees-40'-10" West for a distance of 30.14 feet to an iron rod;

Thence, South 85 degrees-26'-14" East for a distance of 159.95 feet to the point of beginning.

Tract contains 31.600 acres more or less and is subject to a Nashville Electric Service Easement along its Westerly Boundary.

Being part of the same property conveyed to Davidson County, Tennessee, now the Metropolitan Government of Nashville and Davidson County, Tennessee successor to all rights, obligations, duties and privileges of Davidson County pursuant to Tennessee Code Annotated 7-2-101, by deed from Andrew M. Ballentine and Sallie L. Ballentine dated October 9, 1942, recorded November 19, 1942 in Book 1194, Page 125, Register's Office for Davidson County, Tennessee; and by deed from Anne De B. Ballentine, Mary L. Tarry and Alice De J. Hart, Heirs of Henry L. Ballentine, deceased, and The Washington Loan and Trust Company of Washington, D.C., a District of Columbia Corporation, acting as Trustee under the Will of Henry L. Ballentine, deceased, dated October 5, 1942, recorded November 19, 1942 in Book 1246, Page 241, said Register's Office; and by decree of the 2nd Circuit Court of Davidson County, Tennessee in the cause of Davidson County vs. John F. Caldwell, et al of record in Minute Book 58, Page 373, of said Court. Being the same property conveyed to Metropolitan Development and Housing Agency by the Metropolitan Government of Nashville and Davidson County, Tennessee as recorded in Book_____, Page_____, R.O.D.C.

The Property is conveyed expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

This is improved property located at Interstate Highway 24 and Briley Parkway in Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned has caused this Quitclaim Deed to be executed this 7th day of December, 1990.

METROPOLITAN DEVELOPMENT & HOUSING AGENCY

Carleen B. Waller

By: Chairperson, Carleen Waller

STATE OF TENNESSEE)
)ss
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $300,000.00 BS.

Barnett B. Sutton, Jr.
Affiant/Grantor

Subscribed and sworn to before me on this the 10th day of December, 1990.

Julia Grandstaff
NOTARY PUBLIC

My Commission Expires: 10/9/91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Doris F. Davis, a Notary Public of said County and State, personally appeared **CARLEEN WALLER, CHAIRPERSON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Chairperson of **METROPOLITAN DEVELOPMENT AND HOUSING AGENCY** the within named bargainor, and that she as such **CHAIRPERSON** executed the foregoing instrument for the purposes therein contained, by signing the name of **METROPOLITAN DEVELOPMENT AND HOUSING AGENCY** by herself as **CHAIRPERSON.**

WITNESS my hand, at office, this 7th day of December, 1990.

Doris F. Davis
NOTARY PUBLIC

My Commission Expires: January 23, 1994

7856 DEC 10 3 16 PM '90
IDENTIF. REFERENCE
RELEASED FOR RECORDING
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8254 PAGE 676

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
300000.00
CON TX 990.00
PRFEE 1.00
WDEED 12.00
TOTAL ~~1003.00~~
CHECK ~~1003.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/10/90 01 15:16 0001 8054

78563

IDENTIF. REFERENCE

DEC 10 3 17 PM '90

FELIX Z. WILSON II REG. D.C.
DAVIDSON COUNTY TN.

No. 380506