'92-9-
16.00

OWNERS:
Dorris E. Bennett/Jeanette Peery Bennett
495 Hogan Branch Road
Goodlettsville, TN 37072

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OWNER FOR TAX PURPOSES:
Dorris E. Bennett/Jeanette Peery Bennett
495 Hogan Branch Road
Goodlettsville, TN 37072

Prepared by:

Office of Regional Counsel (4L)
GSA, Region IV, Atlanta, GA
4-D-TN-630

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 100,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF Dec. 1991.
Deputy Register

QUITCLAIM DEED

THIS INDENTURE, made this the 27 day of November, 1991, between the UNITED STATES OF AMERICA, acting by and through the Administrator of General Services, under and pursuant to the powers and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949 (P.L. 81-152), approved June 30, 1949, amended (40 U.S.C. 484), and regulations and orders promulgated thereunder, Grantor, and DORRIS E. BENNETT AND JEANETTE PEERY BENNETT, Grantees.

WITNESSETH:

That the Grantor, for and in consideration of the sum of ONE HUNDRED THOUSAND AND NO/100 DOLLARS ($100,000), the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release and forever quitclaim unto the Grantees, their successors and assigns, all

right, title, interest, claim and demand which said Grantor has or may have had in and to all that land situate within the land of the United States, Davidson County, Tennessee, known as the former U. S. Army Reserve Center, at 920 Cherokee Avenue in Nashville, Tennessee and being more particularly described in Exhibit A, attached hereto, made a part hereof and consisting of two pages.

TOGETHER with all and singular the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments, and appurtenances to the same belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof.

SUBJECT, HOWEVER, to all existing easements, including but not limited to, rights-of-way for highways, pipelines, and public utilities, if any, whether of public record or not.

SUBJECT FURTHER to the following special terms and conditions:

1) The property is being sold subject to an unnumbered five-foot gas pipeline right-of-way easement to the Nashville Gas and Heating Company for a term not to exceed fifty years beginning November 15, 1951.

2) The property is being sold subject to a sewer line license number DA-01-076-ENG-665 dated August 7, 1950, for an indefinite period. This license was acquired by the Corps of

Engineers from the Louisville and Nashville Railroad Co. for a sewer line out fall from the subject property to public sewer.

3) The Grantees and their successors and assigns, and any successor in interest to the property hereinbefore described, are hereby advised that the property has asbestos containing material in the form of approximately 42,812 sq. ft., of vinyl asbestos floor tile. The floor tile is located throughout the main floor of the building. The Grantees for themselves, and their successors and assigns, and any successor in interest to the property conveyed herein, agree that in their use and occupancy of the building to comply with all Federal, State and local laws relating to asbestos.

TO HAVE AND TO HOLD the above described property unto the said Grantees, their successors and assigns, so that neither the said Grantor nor its successors and assigns, nor any person or persons claiming under them shall at any time claim or demand any right, title, or interest to the said hereinbefore described property hereby conveyed or its appurtenances.

The property hereby conveyed has heretofore been declared surplus to the needs of the UNITED STATES OF AMERICA, is presently under the jurisdiction of the General Services Administration, is available for disposal and its disposal has been heretofore authorized by the Administrator of General Services, acting pursuant to the above referred to laws, regulations and orders.

IN WITNESS WHEREOF, the UNITED STATES OF AMERICA has caused these presents to be executed in its name and on its behalf this the 27 day of November, 1991.

UNITED STATES OF AMERICA
Acting by and through
Administrator of General Services

WITNESSES:

By: Betty E. Lemmon
BETTY E. LEMMON
Contracting Officer
Office of Real Estate Sales
General Services Administration
Region IV, Atlanta, Georgia

STATE OF GEORGIA)
)
COUNTY OF FULTON)

I, the undersigned, a Notary Public in and for the State of Georgia at Large, whose commission as such expires on the 2nd day of March, 1992, do hereby certify that this day personally appeared before me in the state and county aforesaid, BETTY E. LEMMON, Contracting Officer, Office of Real Estate Sales, General Services Administration, Region IV, Atlanta, Georgia, for and on behalf of the UNITED STATES OF AMERICA, whose name is signed to the foregoing document dated the 27th day of November, 1991, and acknowledged the same.

Given under my hand and seal this 27th day of November, 1991.

NANCY L. SELLERS
NOTARY PUBLIC
ROCKDALE COUNTY, GA

Nancy L. Sellers
NANCY L. SELLERS
Notary Public
Notary Public, Rockdale County, Georgia
My Commission Expires March 2, 1992

Former U.S. Army Reserve Center
920 Cherokee Avenue
Nashville, TN 37027
(4-D-TN-630)

EXHIBIT A

All that tract or parcel of land lying and being in the City of Nashville, Davidson County, Tennessee being more particularly described as follows:

Beginning at a point which is on the south right-of-way line of Cherokee Avenue, at the Northwest corner of lot 52 of the Walnut Grove subdivision (Lot 5, Stull Tract) said point being a common corner to Lots 50 and 52 of said subdivision and on the boundary of a tract of land owned by the United States of America at the United States Army Reserve Center, Nashville, Tennessee.

Thence Easterly along the South line of said Cherokee Avenue, which is along the North line of lot 52 and subsequently along the north line of lot 54 of said subdivision and along the boundary of said United States tract a distance of 301 feet, more or less to a point at the intersection of the South right-of-way line of said Cherokee Avenue and the West right-of-way line of the Louisville and Nashville Railroad, said point being at the Northeast corner of lot 54 of said subdivision.

Thence Southwesterly along the West right-of-way line of said Louisville and National Railroad which is along the East line of lot 52 of said subdivision and along the boundary of said United States tract a distance of 401 feet, more or less to a point at the Southeast corner of lot 54 of said subdivision and at a corner of said United State tract.

Thence Westerly along the South line of lots 54 and 52 and subsequently along the south line of lots 50 and 48 of said subdivision, which is along the boundary of said United States tract a distance of 386 feet more or less to a point at the Southwest corner of lot 48 of said subdivision and at a corner of said United States tract;

Thence Northerly along the West line of said lot 48, which is along the boundary of said United States tract a distance of 214.4 feet more or less to a point that lies 150 feet south of the Northwest corner of lot 48 of said subdivision;

Thence Easterly along a line 150 feet South of and parallel with the South right-of-way of said Cherokee Avenue and which is along the North line of lot 48 of said subdivision and along the boundary of said United States tract a distance of 50 feet to a point which is at a corner of said United States tract;

Thence Northerly along a line 50 feet East of and parallel with the West line of lot 48 of said subdivision, which is along the boundary of said United States tract a distance of 150 feet to a point on the South right-of-way of said Cherokee Avenue, on the North line of lot 48 of said subdivision and at a corner of said United States tract;

Thence Easterly along the South Line of said Cherokee Avenue, along the North line of lot 48 and subsequently along the North line of lot 50 of said subdivision which is along the boundary of said United States tract a distance of 150 feet, more or less to the point of beginning.

Containing 3.67 acres or 1.49 hectanes more or less and being all of Tracts 1 and 3 of the former United States Army Reserve Center, Nashville, Tennessee.

The records disclose that title was vested in the United States by D.W. Swindle by a warranty deed dated June 16, 1950, and recorded on June 16, 1950, in Deed Book No. 1851, at page 457 of the public land records of Davidson County, Tennessee. Attorney General's final opinion dated September 15, 1950, and by Ruby G. Graves by a warranty deed dated January 29, 1959, and recorded on January 29, 1959, in Deed Book 92, Page 234. Attorney General's final opinion dated April 9, 1959. This property is being conveyed subject to all existing easements for public roads and highways, public utilities, railroads and pipe lines appertaining to this property whether by record or not.

6.7.988.

IDENTIFICATION REFERENCE

Dec 9 11 37 AM '91

0756 12/09 0101 03CHECK 389.00



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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 100000.00
CON TX 370.00
PRFEE 1.00
WDEED 18.00
TOTAL 389.00
CHECK 389.00

12/09/91 01 11:40 0001 0756

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6. 7. 9. 8 8.

IDENTIFICATION REFERENCE

DEC 9 11 37 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 483307