AFTER RECORDING RETURN TO:
H. David Hughes
BROWN MARONEY & OAKS HARTLINE,
a Registered Limited Liability
Partnership
1400 Franklin Plaza
111 Congress Avenue
Austin, Texas 78701-4039

QUITCLAIM DEED

STATE OF TENNESSEE §

KNOW ALL BY THESE PRESENTS:

COUNTY OF DAVIDSON §

That Lemuel H. McKissack ("Grantor"), for a full valuable cash consideration to Grantor in hand paid by Ann McKissack Ross, Geneva McKissack Harris, and Miranda McKissack McCord, as trustees of the Lemuel H. McKissack Management Trust of even date herewith ("Grantees"), the receipt of which is hereby acknowledged, and for the payment of which no lien, express or implied, is retained, does hereby BARGAIN, SELL, REMISE, RELEASE, QUITCLAIM and CONVEY unto Grantees all of Grantor's right, title and interest in and to the following described real property, together with all improvements thereon, to wit:

Tract One: Property described in Exhibit "A" attached hereto and made a part hereof for all purposes.
Tract Two: Property described in Exhibit "B" attached hereto and made a part hereof for all purposes.
Tract Three: Property described in Exhibit "C" attached hereto and made a part hereof for all purposes.
Tract Four: Property described in Exhibit "D" attached hereto and made a part hereof for all purposes.
Tract Five: Property described in Exhibit "E" attached hereto and made a part hereof for all purposes.
Tract Six: Property described in Exhibit "F" attached hereto and made a part hereof for all purposes.
Tract Seven: Property described in Exhibit "G" attached hereto and made a part hereof for all purposes.
Tract Eight: Property described in Exhibit "H" attached hereto and made a part hereof for all purposes.
Tract Nine: Property described in Exhibit "I" attached hereto and made a part hereof for all purposes.
Tract Ten: Property described in Exhibit "J" attached hereto and made a part hereof for all purposes.
Tract Eleven: Property described in Exhibit "K" attached hereto and made a part hereof for all purposes.
Tract Twelve: Property described in Exhibit "L" attached hereto and made a part hereof for all purposes.

Tract Thirteen: Property described in Exhibit "M" attached hereto and made a part hereof for all purposes.
Tract Fourteen: Property described in Exhibit "N" attached hereto and made a part hereof for all purposes.
Tract Fifteen: Property described in Exhibit "O" attached hereto and made a part hereof for all purposes.
Tract Sixteen: Property described in Exhibit "P" attached hereto and made a part hereof for all purposes. ("Property").

I do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me, but not further or otherwise.

Grantee's address: 4301 Deepwoods Drive
Austin, Texas 78731

The actual consideration or true value, whichever is greater, for this transfer is $0.00.

In testimony whereof, I have executed this instrument this the 3rd day of April, 1992.

Lemuel H. McKissack

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 3 day of APRIL, 1992, by Lemuel H. McKissack.

Barbara A. Burton
Notary Public, State of Texas

BARBARA A. BURTON
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
NOVEMBER 24, 1994

BARBARA A. BURTON
(Name - Typed or Printed)

11/24/94
Date Commission Expires

I:\PS\HUGHESD\97357.1

SEND TAX BILLS TO:

Ann McKissack Ross, Trustee
4301 Deepwoods Drive
Austin, Texas 78731

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 and the North 15.7 feet of Lot No. 9 on the Map of a Subdivision of Lots Nos. 37 and 52 of O. B. Haynes Rokeby Addition, as of record in Book 547, Page 2, and being a part of the original Lot No. 37.

Said Lot No. 10 and said part of Lot No. 9 adjoin and front together 72.7 feet on the westerly side of Fifteenth Avenue South and run back between lines 152 feet 10 inches on the north line of Lot No. 10 and 153 feet, more or less, on the south line of part of Lot No. 9 to an alley on which they measure 72.7 feet.

Being the same property conveyed to Lemuel McKissack and wife, Grace W. McKissack, by deed from Moses McKissack and wife, of record in Book 1389, Page 661, Register's Office for said County.

(Lemuel McKissack and Lemuel H. McKissack being one and the same person)

Map and Parcel No. 105-05-0 012.00

EXHIBIT "B"

Land in Davidson County, Tennessee, being Lot No. 11 on the Map showing the Subdivision of Lots No. 37 and 52 of the O. B. Hays Rokeby Addition, of record in Book 547, page 2, Register's Office for said County, and being part of Original Lot 37 as follows:

Said Lot No. 11 fronts 57 feet on the west side of 15th Avenue South and runs back between lines 152 feet 8 inches on the north line and 152 feet 10 inches on the south line to an alley on which it measures 57 feet.

Being the same property conveyed to LEMUEL H. McKISSACK by deed from Robert Davis, unmarried, of record in Book 1716, page 627, said Register's Office.

Map and Parcel No. 105-05-0 013.00

EXHIBIT "C"

Land in Davidson County, Tennessee, being the easterly 115 feet of Lot No. 170 on the Map of Maury and Claiborne Addition to Nashville, of record in Book 21, pages 84 and 85, Register's Office for said County.

Said part of said lot fronts 35 feet on the westerly side of Maury Street and extends back between parallel lines, along the southerly margin of Fain Street, formerly Spring Street, 115 feet to a dead line.

Being property devised to LEMUEL H. McKISSACK under the Will of Miranda W. McKissack, whose will is of record in Will Book 68, page 255, County Court for said County.

Map and Parcel No. 093-16-0 097.00

EXHIBIT "D"

Land in Davidson County, Tennessee, being Lot No. 98 on the College Hill Subdivision, Section IV, as of record in Book 2330, page 31, Register's Office for said County.

Said Lot No. 98 fronts 58.02 feet on the north side of Clifton Avenue and runs back 132.25 feet on the west line and 131.08 feet on the east line, to a dead line in the rear on which it measures 58 feet.

Being the same property conveyed to Lemuel H. McKissack and wife, Grace McKissack, by deed from McKissack and McKissack, Inc., of record in Book 3161, page 161, said Register's Office.

Map and Parcel No. 092-05-0 267.00

EXHIBIT "E"

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of College Hill, Section II, as of record in Book 2133, page 52, Register's Office for said County.

Said Lot fronts 75 feet on the north side of Clifton Avenue and runs back 122.35 feet on the east line and 121.99 feet on the west line, to a dead line in the rear on which it measures 75.89 feet.

Being the same property conveyed to Lemuel H. McKissack and wife, Grace W. McKissack, by deed from Calvin L. McKissack, of record in Book 3508, page 97, Register's Office for Davidson County, Tennessee.

Map and Parcel No. 092-05-0 268.00

EXHIBIT "F"

Land in Davidson County, Tennessee, being Lot No. 8 in W. G. Bush Lands, Bush's Subdivision of Lot No. 16 in the Harding Lytle Tract, as of record in Plan Book 57, page 20, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the south side of Herman Street, and runs back in a southerly direction between parallel lines, 150 feet to an alley.

Being the same property conveyed to Lemuel L. McKissack and wife, Grace W. McKissack, by deed from Pearl Jones and A. J. Meadows, of record in Book 3972, page 429, and conveyed to Lemuel H. McKissack and wife, Grace W. McKissack, by deed of correction of record in Book 3979, page 985, said Register's Office.

Map and Parcel No. 092-07-0 162.00

EXHIBIT "G"

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of College Hill, Section II, as of record in Book 2133, page 52, Register's Office for said County.

Said lot fronts 75 feet on the northerly side of Clifton Avenue and runs back between parallel lines, 121.99 feet to a dead line.

Being the same property conveyed to Lemuel H. McKissack and wife, Grace W. McKissack, by deed from Calvin L. McKissack of record in Book 3575, page 545, Register's Office for said County.

Map and Parcel No. 092-05-0 269.00

EXHIBIT "H"

Land in Davidson County, Tennessee, being the westerly 40 feet of Lot No. 13 in the A. V. Jones Subdivision of Sunday lots in the Jones and Dudley's Addition to the City of Nashville, Tennessee, a plan of which subdivision is of record in Plan Book 57, page 147, Register's Office for said County.

Said part of Lot No. 13 fronts 40 feet on the westerly side of Argyle Street (formerly known as Fairview Avenue) and runs back between parallel lines, 150 feet to an alley in the rear.

Being the same property conveyed to Lemuel H. McKissack and wife, Grace W. McKissack, by deed from Allen Jones and James Meadows, of record in Book 3972, page 427, and by deed of correction of record in Book 3979, page 988, said Register's Office.

Map and Parcel No. 105-05-0 399.00

EXHIBIT "I"

Land in Davidson County, Tennessee, being Lots Nos. 94 and 95 on the Plan of College Hill Subdivision, Section II, as of record in Book 2133, page 52, Register's Office for said County.

Said Lots Nos. 94 and 95 front 75 feet each on the north side of Clifton Avenue, and run back between parallel lines 121.99 feet to a dead line.

Being the same property conveyed to Lemuel H. McKissack by deed from Calvin L. McKissack of record in Book 4086, page 312; and by deed from Calvin L. McKissack, of record in Book 4086, page 311, said Register's Office.

Map and Parcel No. 092-05-0 270.00 (Lot 95)
Map and Parcel No. 092-05-0 271.00 (Lot 94)

EXHIBIT "J"

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Enchanted Hills, Section II, as of record in Book 3700, page 27, Register's Office for said County.

Said Lot No. 92 fronts 150.00 feet on the northerly margin of Setters Road and runs back 221.6 feet on the easterly line and 212.7 feet on the westerly line, to a broken line in the rear on which it measures 241.5 feet.

Being the same property conveyed to Lemuel H. McKissack and wife, Grace W. McKissack, by deed from N. H. Barker and H. H. Chitwood, of record in Book 3962, page 719, said Register's Office.

Map and Parcel No. 069-02-0 054.00

EXHIBIT "K"

Land in Davidson County, Tennessee, being Lots 7 and 8, Block 44, on the Map of Fisk University as of record in Book 421, pages 4 and 5, Register's Office for said County. Said lots adjoin and front together 50 feet on the easterly side of 34th Avenue, North, and extends back between parallel lines, 150 feet to an alley.

Being property vested as hereinabove shown.

Being a part of the properties under the Will of Calvin L. McKissack, deceased, as of record in Will Book 90, page 282, Probate Clerk's Office, Davidson County, Tennessee, and also under Final Decree William DeBerry McKissack Et Al Complainant, Mrs. Anne Elizabeth McKissack Brown Et Al Defendants, Rule Number 92698, Minute Book 83, page 185, March 11, 1971.

Map and Parcel No. 092-05-0 180.00

EXHIBIT "L"

BEING Lot No. 92 in Buena Vista Heights Addition to North Nashville, Tennessee, as of record in Book 161, page 19, Register's Office, Davidson County, Tennessee.

SAID Lot No. 92 fronts 50 feet on the north side of Kellow Street and runs back between parallel lines 123.5 feet to an alley.

BEING the same property conveyed to Samuel McKissack by deed from William Edward Wright, of record in Book 4781, page 790, said Register's Office.

Map and Parcel No. 081-02-0 080.00

EXHIBIT "M"

BEING Lot No. 12 on the L. H. Davis Resubdivision of Lot No. 41 on the Resubdivision of Lot No. 41 on the Clifton Plan of record in Book 57, page 100, Register's Office, Davidson County, Tennessee, and situated on the East side of 44th Avenue North (formerly Langlin Street).

SAID Lot fronts 50 feet on the 44th Avenue North and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Samuel M. McKissack by deed from Henry Hill and wife, Mary E. Hill, of record in Book 4761, page 58, re-recorded in Book 4762, page 936, and by Quitclaim Deed from Olivia J. McKissack of record in Book 5555, page 780, said Register's Office.

Map and Parcel No. 091-08-0 037.00

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EXHIBIT "N"

BEING Lot No. 45 on the Plan of the Town of McGavock, as of record in Book 21, page 23, Register's Office, Davidson County, Tennessee.

SAID Lot No. 45 fronts 50 feet on the north side of Scovel Street, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Sam McKissack by deed from Leon Gilbert, Single, of record in Book 4650, page 631, said Register's Office.

Map and Parcel No. 081-16-0 238.00

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EXHIBIT "O"

BEING Lot No. 60 in L. H. Davis Subdivision of Lot No. 41 in the Plan of "Clifton" Lots, a Plan of which subdivision is on record in Book 57, page 100, Register's Office, Davidson County, Tennessee.

SAID Lot fronts 50 feet on the east side of 43rd Avenue North and extends back between parallel lines 150 feet to an Alley in the rear.

BEING the same property conveyed to Sam McKissack by deed from Roy S. Jones and wife, Cynthia Lynn Jones, of record in Book 4762, page 541, said Register's Office.

Map and Parcel No. 091-04-0 042.00

EXHIBIT "P"

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of College Hill, Section VII, as of record in Book 2330, page 112, Register's Office for said County, and described as follows:

BEGINNING at a point in the northerly margin of 34th Avenue, North, said point being 4.15 feet westerly from the intersection of 34th Avenue, North, and Batavia Street; thence with the margin of 34th Avenue, North, north and northwesterly around a curve, 23.9 feet to a monument; thence continuing with said Street, northwesterly 1.08 feet to a point; thence continuing with the margin of said Street along a curve northwesterly 108.44 feet to a point; thence northwardly with the margin of the same, 56.4 feet to a monument; thence leaving said Street, North 79° 01' East 50 feet to a monument; thence South 10° 59' East 170 feet to the point of beginning. Being property vested as hereinabove shown.

Being a part of the properties under the Will of Calvin L. McKissack, deceased, as of record in Will Book 90, page 282, Probate Clerk's Office, Davidson County, Tennessee, and also under Final Decree William DeBerry McKissack Et Al Complainant, Mrs. Anne Elizabeth McKissack Brown Et Al Defendants, Rule Number 92698, Minute Book 83, page 185, March 11, 1971.

Map and Parcel No. 092-05-0 181.00

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DAVIDSON COUNTY T.R.