File Box 42

BOOK 8649 PAGE 294

THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
WHITE & REASOR
3305 WEST END AVENUE
NASHVILLE, TENNESSEE 37203

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL:
2821 Lebanon Road Joint Venture c/o J. Gary Allen 2517 Lebanon Road Nashville, TN 37214	SAME	MAP: 96-1 PARCEL: 69

FOR NO MONETARY CONSIDERATION, but in accordance with an agreement between the parties of even date herewith, WALTER L. TIMMONS, JR. ("Grantor"), has bargained and sold, and does hereby transfer and convey unto 2821 LEBANON ROAD JOINT VENTURE, a Tennessee joint venture composed of J. Gary Allen and Teddy Bart, d/b/a Fiddler Investment Company ("Grantee"), its successors and assigns forever, all of Grantor's right, title, and interest in and to certain real property in the State of Tennessee, County of Davidson, more particularly described in Exhibit "A," which is attached hereto and incorporated herein by reference.

This is improved real property known as 2821 Lebanon Road, Nashville, Tennessee 37214.

This property is conveyed subject to taxes, restrictions and encumbrances as may affect the same, whether of record or not, including, but not limited to 1992 Metropolitan Nashville and Davidson County real property taxes, a lien, but not presently due and payable, which have not been prorated between the parties, but have been assumed by Grantee, a deed of trust from Alan L. Saturn, Trustee, to Howard F. Butler, Trustee, to secure an indebtedness to Founders Security Life Insurance Company, as of record in Book 5374, Page 772, Register's Office for Davidson County, Tennessee, easements of record in Book 5580, Page 43, Page 5613, Page 221, and Book 6610, Page 985, said Register's Office, and all other easements, restrictions, setback lines, roads and rights-of-way which may affect this property.

Joanne L. Timmons, spouse of Grantor, has joined in the execution of this instrument for the purpose of waiving her marital rights, if any, in this property.

IN WITNESS WHEREOF, Grantor and his spouse, for the limited purpose stated above, have executed this Quitclaim Deed on this the 2nd day of ~~May~~ June, 1992.

Walter L. Timmons
WALTER L. TIMMONS, JR.

Joanne L. Timmons
JOANNE L. TIMMONS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Walter L. Timmons
AFFIANT

SUBSCRIBED and sworn to before me this 2nd day of ~~May~~ June, 1992.

Cathy L. Johnson
NOTARY PUBLIC

CATHY L. JOHNSON NOTARY PUBLIC DAVIDSON COUNTY TENN

MY COMMISSION EXPIRES:
4/25/92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Cathy L. Johnson, PERSONALLY APPEARED BEFORE ME, Cathy L. Johnson, a Notary Public in and for the County and State aforesaid, Walter L. Timmons, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this the 2nd day of ~~May~~ June, 1992.

Cathy L. Johnson
NOTARY PUBLIC

CATHY L. JOHNSON NOTARY PUBLIC DAVIDSON COUNTY TENN

MY COMMISSION EXPIRES:
4/25/95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Cathy L. Johnson, a Notary Public in and for the County and State aforesaid, Joanne L. Timmons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this the 2nd day ~~of May~~ June, 1992.

Cathy L. Johnson
NOTARY PUBLIC

CATHY L. JOHNSON NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

MY COMMISSION EXPIRES:
4/25/95

EXHIBIT "A"

LEGAL DESCRIPTION

BEING a parcel of land in Davidson County, Tennessee, more particularly described as follows, according to a survey dated January 1, 1978, by Southern Land and Associates, Inc.

BEGINNING at an iron pin found in the northeast corner of Parcel 68 at the south right of way of Lebanon Pike; thence south 69 degrees 38 minutes 00 seconds east 28.70 feet along the southerly right of way of Lebanon Pike to the point of curvature of Lebanon Pike; thence along said curve with a radius of 512.56, a distance of 91.11 feet with a chord distance of 90.99 and a bearing of south 75 degrees 44 minutes 20 seconds east to an iron pin set; thence south 05 degrees 37 minutes 12 seconds west 285.47 feet to an iron pin placed; thence north 85 degrees 06 minutes 02 seconds west 115.48 feet to an iron pin found; thence north 05 degrees 12 minutes 00 seconds east 307.91 feet to the south side of Lebanon Pike and the point of beginning.

BEING the same property conveyed to 2821 Lebanon Road Joint Venture by a deed from Alan L. Saturn, Trustee, as of record in Book 6610, Page 992, Register's Office for Davidson County, Tennessee.

THIS LEGAL DESCRIPTION IS THE SAME AS IN PREVIOUS DEED OF RECORD.

I 8 3 8 0

IDENTIF. TREFERENCE

JUN 10 3 36 PM '92

REGISTER
DAVIDSON COUNTY TN.

0132 06/10 0101 03CHECK 12.00