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Document #173760.01

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

QUITCLAIM DEED

BOOK 8817 PAGE 279

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers
C & N Realty, L.P. 724 Darden Place Nashville, Tennessee 37205	Same	Map 134, Parcel 164 Map 134, Parcel 170

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Charles S. Nichols by these presents does hereby quitclaim and convey unto C & N Realty, L.P., a Tennessee limited partnership, its successors and assigns, all of his right, title and interest in and to the tracts of land as more particularly described on Exhibits A and B attached hereto.

The source of this description is Deed Book 4763, Page 532, Deed Book 7776, Page 771, and Deed Book 4527, Page 755, of record at the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to grantor by deeds of record in Book 4763, Page 532, Deed Book 7776, Page 771, and in Book 4527, Page 755, Register's Office of said County.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 11th day of Dec., 1992.

Charles S. Nichols

Charles S. Nichols

74889

IDENTIFICATION REFERENCE

DEC 17 4 14 PM '92

[illegible] REGISTER
DAVIDSON COUNTY, TN

3026 12/17 07:01 03CHECK 16.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Charles S. Nichols, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of December, 1992.

Betty C. Burgess
Notary Public

My Commission Expires:

May 26, 1993

BETTY C. BURGESS, NOTARY PUBLIC
WILLIAMSON COUNTY, STATE OF TENNESSEE
MY COMMISSION EXPIRES 05-26-93

BETTY C. BURGESS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE TENNESSEE)
)
COUNTY OF Davidson)

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

Charles S. Nichols
Affiant

Subscribed and sworn to before me
this 11th day of December, 1992.

Betty C Burgess
Notary Public

My Commission Expires:

May 26, 1993

BETTY C. BURGESS, NOTARY PUBLIC
WILLIAMSON COUNTY, STATE OF TENNESSEE
MY COMMISSION EXPIRES 05-26-93

BETTY C. BURGESS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

173707.01

EXHIBIT A

Being Lot No. 1 on the Plan of Harding Industrial Park, of record in Book 4460, page 1, Register's Office for said County, described as follows: BEGINNING at a monument in the northerly margin of Harding Industrial Drive at the southeast corner of the property herein described; thence with the margin of said Drive, westerly 555 feet to a monument; thence leaving said Drive, North 39° East 850 feet to a point in Mill Creek; thence Easterly 130 feet, more or less, thence South 1° West 85 feet, more or less, to a point in Mill Creek; thence easterly 390 feet more or less to a point; thence leaving said Creek, South 39° West 920 feet, more or less, to the point of beginning, containing 11.137 acres.

Being the same real property conveyed to American Equity Developers, Inc., by Deed of Nicholstone Book Bindery, Inc., a Tennessee corporation, of Record in Book 4645, page 307, Register's Office for Davidson County, Tennessee; and being the same property conveyed from First American National Bank of Nashville, Tennessee unto Charles S. Nichols by deed dated November 9th, 1973 and filed of record in Book 4763, pages 532-533, said Register's Office.

Land in the Fifth Civil District of said County, adjoining and to the east of Lot No. 1 on the Plan of Harding Industrial Park, a plat of which is of record in Book 4460, page 1, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point on the northerly margin of Harding Industrial Drive, at the southeast corner of said Lot No. 1, which was the same property conveyed by grantors herein to Grantee herein by deed of record in Book 4474, page 519, said Register's Office; thence, along the easterly margin of said Lot No. 1, north 39° 0′ east 920 feet to the southerly margin of Mill Creek; thence along the meanderings of same easterly 3 feet; thence south 39° 0′ west 920 feet to a point in said northerly margin of Harding Industrial Drive; thence along said margin westerly 3 feet to the point of beginning.

This conveyance is made subject to the following:

1. Utility easement granted Metropolitan Government of Nashville, Davidson County, Tennessee, of record in Book 4466, Page 601, said Register's Office.

2. Easements and setback lines and owner's certificate shown on the Plan;

3. Easement for flowage of Mill Creek; and,

4. Restrictive Covenants of record in Book 4474, Page 510, said Register's Office, which are expressly herein made applicable to the property described above.

This being the same property conveyed from Nicholstone Book Bindery, Inc., a Tennessee corporation, unto Charles S. Nichols by quitclaim deed dated July 8, 1976 and filed of record in Book 7776, page 771, Register's office of Davidson County, Tennessee.

EXHIBIT B BOOK 8817 PAGE 282

Land in the Fifth Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Harding Industrial Park, Section 2, as of record in Book 4300, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Said Lot No. 2 fronts 314.60 feet on the northerly margin of Harding Industrial Drive and extends back 850 feet more or less on the easterly line and 778 feet more or less on the westerly line, to the northerly margin of Mill Creek in the rear, measuring 335 feet more or less thereon.

This conveyance is made subject to:

1. Utility easement granted Metropolitan Government of Nashville, Davidson County, Tennessee of record in Book 4466, page 601, Register's Office for said County;

2. Easements, setback lines and conditions of owner's certificate as shown on recorded plan;

3. Easement for flowage of Mill Creek; and

4. Restrictions of record in Book 8523, Page 109, R.O.D.C., Tennessee.

This being the same property conveyed from Charles W. Hawkins, III and Vaden Lackey, Jr. unto Charles S. Nichols by installment deed dated July 1st, 1971, by deed of record in Book 4527, page 755, said Register's Office.