QUITCLAIM DEED

FROM: Third National Bank in Nashville, Trustee, Grantor
TO: James W. Cates, Jr., Grantee

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner as Follows:

James W. Cates, Jr.
Rt. 1 Box 154 D
Lilbern, TN 38348

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:

Same

Map-Parcel Numbers:

Map 118-2;
Parcels 181 & 183

Map 118-6;
Parcels 49, 94
94.01 & 153

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero Dollars ($0.00).

Richard C. Gammel
Affiant

SUBSCRIBED AND SWORN TO before me, this the 31st day of December, 1992.

Wm E Blackstone
Notary Public

My Commission Expires: 3/23/96

For the purpose of distributing certain assets which were distributed to Third National Bank in Nashville, Trustee under Revocable Trust Agreement dated October 8, 1986 (the "Trust"), pursuant to the terms of the Will of James W. Cates, Sr., of record in Will Book UU, page 283, of the Probate Court of Wilson County, Tennessee, and for value received (but no monetary consideration) the receipt and sufficiency of which are hereby acknowledged, Third National Bank in Nashville, Trustee under the Will, Grantor, has bargained and sold, and by these presents does transfer, quitclaim and convey unto James W. Cates, Jr., Grantee, his heirs, successors, and assigns, a nine and one-half percent (9-1/2%) undivided interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

This is improved property, known as 2615 Franklin Pike; 2619 Franklin Pike; 2625 Franklin Pike; 2711 Franklin Pike; and unnumbered parcels fronting Franklin Pike and Gale Lane, all in Nashville, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this 31 day of December, 1992.

Third National Bank in Nashville, Trustee

By: Richard C. Gammel

Title: Vice President & Trust Officer

This deed was prepared by Farris, Warfield & Kanaday based upon information provided to us by Grantor and Grantees without independent verification by us as to the accuracy of any information contained herein, and we assume no liability as to the accuracy thereof.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, WILLIAM E. BLACKSTONE, a Notary Public of said County and State, personally appeared RICHARD C. GAMMEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President (or other officer authorized to execute the instrument) of Third National Bank in Nashville, Trustee, the within named bargainor, a national banking association, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as Vice President.

Witness my hand and seal, at Office in Nashville, this 31st day of December, 1992.

William E Blackstone
Notary Public

My Commission Expires: 3/23/96



EXHIBIT A

TRACT I:

A tract of land lying in the First Civil District of Metropolitan Nashville Davidson County, Tennessee and being more particularly described as follows:

Beginning at a railroad spike in the westerly margin of Franklin Pike at its intersection with Kirkwood Avenue, being the northeast corner of the Kroger leasehold, as recorded in Book 4057, page 234, Register's Office for Davidson County, Tennessee; thence with the westerly margin of Franklin Pike, south 19° 14' 55" east passing an iron pin found at 275.00 feet, in all 463.51 feet to an iron pin in the northerly margin of Gale Lane, said pin being the southeast corner of the herein described tract; thence leaving Franklin Pike and with the northerly margin of Gale Lane, south 27° 37' 43" west, 158.49 feet to an iron pin; thence, continuing with Gale Lane, 97.86 feet along the arc of a curve to the left, said curve having a radius of 1348.57, a central angle of 4° 09' 27" and a chord bearing and distance of south 25° 32' 59" west, 97.85 feet to a point; thence, leaving Gale Lane and with a new line of division, north 82° 50' 31" west, 205.00 feet to a point; thence, north 15° 19' 37" east, 175.00 feet to a point, being the southwest corner of the Krystal leasehold tract; thence north 19° 18' 45" west, 147.50 feet to a point being the northwest corner of the Krystal leasehold tract; thence, south 74° 15' 27" west, 36.38 feet to a point in the southerly line of the existing Kroger leasehold tract; thence with a new line of division, north 19° 15' 14" west, 283.22 feet to a point in the southerly margin of Kirkwood Avenue; thence, with the southerly margin of Kirkwood Avenue, north 75° 47' 28" east, 306.61 feet to the point of beginning and containing 4.06 acres.

The above description is the same as that which appears on a Memorandum of Lease of record in Book 8124, page 361, said Register's Office, and is from a survey prepared by Tucker, Hinson Associates, Inc., 25 Century Boulevard, Suite 300, P.O. Box 140992, Nashville, Tennessee, 37214-0992, dated November 14, 1989, last revised June 4, 1990, Project No. 90-014.

TRACT II:

A tract of land lying in Metropolitan Nashville Davidson County, Tennessee, southwest of the intersection of Franklin Pike and Gale Lane and being more particularly described as follows:

Beginning on the northerly margin of new boulevard, where the southeasterly line of the right of way of the Tennessee Central Railroad crosses the same; thence with the southeasterly line of said right of way in a northeasterly direction 755 feet, more or less, to a point 30 feet measured at right angles from the westerly margin of the Franklin Pike, being the westerly line of the right of way of the Nashville and Franklin Interurban Railway; thence with the said right of way south 11° 26' east parallel with said Pike 485 feet, continuing with said right of way south 20° 38' west 130 feet to the northerly margin of said boulevard; thence with the northerly margin of said boulevard, south 84° west 458 feet, more or less, to the beginning, containing 3.36 acres.

The above description is the same as appears in the previous deed.

Tracts I and II being part of the same property conveyed to Richard T. Wilson, Trustee for R.M. Wilson, by deed from Florence M. Carson and husband, D.B. Carson, of record in Book 805, page 520, Register's Office for Davidson County, Tennessee; and being part of the same property in which an undivided interest was devised to James W. Cates, Sr., under the Will of his grandfather, R. Morris Wilson, said Will being of record in Will Book 55, page 118, Probate Court for said County; and being part of the same property in which an undivided interest was devised to Third National Bank

in Nashville as Trustee under Revocable Trust Agreement dated October 8, 1986, pursuant to the Will of James W. Cates, Sr., said Will being of record in Will Book UU, page 283, Probate Court for Wilson County, Tennessee.

TRACT III:

Being a parcel of land in the Seventh Civil District of Davidson County, Tennessee, bounded on the east by Franklin Road and on the North by Gale Lane and being a portion of the former right-of-way of Tennessee Central Railway Company, as shown on an unrecorded survey made by Barge, Waggoner and Sumner, Inc., Engineers on January 28, 1970 and revised February 5, 1970, more particularly described as follows:

Beginning at a point on the westerly margin of Franklin Road at a point 25 feet northerly from the southerly margin of Gale Lane and being 455 feet, more or less, south of Kirkwood Avenue; thence along said Franklin Road south 14° 33' east 128.16 feet to a point; thence with the north margin of the property owned by Third National Bank, Trustee, and along a curve to the left having a radius 1223.57 feet and a central angle of 13° 09', 280.82 feet to a point; thence south 21° 45' west 235.76 feet to a point; thence south 21° 45' west 58.47 feet to an iron pin; thence with a curve to the right having a radius of 1256.57 feet and a central angle of 15° 09', 332.26 feet to an iron pipe the common corner between Third National Bank, Trustee, First Cumberland Presbyterian Church, V. D. Tippitt, et ux, and the property herein described; thence crossing the former right-of-way of Tennessee Central Railway Company north 14° 33' west 131.58 feet to an iron pin; thence with the curve to the left in a northeasterly direction with a line 25 feet northwesterly from the southeasterly margin of Gale Lane, said curve having a radius of 1156.57 feet, and a central angle of 11° 05', 223.73 feet to an iron pin; thence north 21° 45' east 194.61 feet to a point; thence continuing with a line 25 feet northerly from and parallel to the southerly margin of said Gale Lane north 21° 45' east 99.62 feet to a point, the beginning of a curve to the right; thence with said curve having a radius of 1323.57 feet and a central angle of 16° 45', 386.94 feet to the point of beginning, containing 1.79 acres, more or less.

There is included in the above description part an easement granted to Davidson County, Tennessee by Tennessee Central Railway Company for public road purposes by instrument dated May 28, 1930, described as follows:

Beginning at the intersection of the northerly right-of-way line of the Tennessee Central Railway Company and the westerly right-of-way line of Franklin Pike, said point being 50 feet at right angles northerly to the center line of the main track of said railway company; thence S 14° 33' E along right-of-way line of Franklin Pike, 31.7 feet to a point, 25 feet at right angle from center line of railroad; thence southwesterly on a line 25 feet from and parallel to center line of railroad, 905 feet, more or less, to a point; thence N 14° 33' W, 32.9 feet, more or less, to an iron pin, on the northerly right-of-way of said railroad; thence with said right-of-way easterly and with a curve to the left having a radius of 1156.57 feet and a central angle of 11° 05', 223.73 feet to an iron pin; thence N 21° 45' E 294.23 feet to an iron pin, the beginning of a curve to the right; thence with said curve having a radius of 1323.57 feet and a central angle of 16° 45', 386.94 feet to the point of beginning, containing 0.52 acre, more or less.

The above description is the same as appears in the previous deed.

Tract III being the same property conveyed to Third National Bank in Nashville, Trustee of the Wilson Estate, by Trustee's Quitclaim Deed from A. Battle Rodes, Trustee of Tennessee Central Railway Company, of record in Book 4427, page 387, as corrected in Book 4487, page 340, said Register's Office; and being part of the same

property in which an undivided interest was devised to James W. Cates, Sr., under the Will of his grandfather, R. Morris Wilson, said Will being of record in Will Book 55, page 118, Probate Court for said County, the trust referenced in the aforementioned deeds having terminated; and being part of the same property in which an undivided interest was devised to Third National Bank in Nashville as Trustee under Revocable Trust Agreement dated October 8, 1986, pursuant to the Will of James W. Cates, Sr., said Will being of record in Will Book UU, page 283, Probate Court for Wilson County, Tennessee.

TRACT IV

Land lying and being in the 7th Civil District of Davidson County, Tennessee, and being part of the Joseph Vaulx Farm, and more particularly described as follows:

Beginning at a point on the west margin of Franklin Pike, also the south margin of the Old Gale Avenue before same was changed; running thence with the west margin of said Turnpike North 20° east 70 feet to the point on north margin of said Gale Avenue; thence with the north margin of said Avenue south 84° west 458 feet, more or less, to a point on the margin of the right-of-way of the Tennessee Central Railroad; thence with the said right-of-way south 40° west 90 feet, more or less, to a point on the south margin of Gale Avenue as before said; thence with the south margin north 84° east 510 feet to the point of beginning, containing 3/4 of an acre, more or less, according to survey made by John Wilkes, Civil Engineer, June, 1914.

The above description is the same as appears in the previous deed.

Tract IV being the same property conveyed to Richard T. Wilson, Trustee for Robert Morris Wilson, by deed from J. Vaulx Cowan and wife, Marion T. Cowan, of record in Book 913, page 75, Register's Office for Davidson County, Tennessee; and being part of the same property in which an undivided interest was devised to James W. Cates, Sr., under the Will of his grandfather, R. Morris Wilson, said Will being of record in Will Book 55, page 118, Probate Court for said County; and being part of the same property in which an undivided interest was devised to Third National Bank in Nashville as Trustee under Revocable Trust Agreement dated October 8, 1986, pursuant to the Will of James W. Cates, Sr., said Will being of record in Will Book UU, page 283, Probate Court for Wilson County, Tennessee.

INCLUDED IN TRACTS II, III AND IV ABOVE, BUT EXPRESSLY EXCLUDED THEREFROM, IS THE FOLLOWING DESCRIBED PROPERTY:

Excluded Parcel A:

Being a parcel of land lying in Davidson County, Tennessee, and being bounded on the east by Franklin Pike, on the south by Third National Bank, Trustee, on the west by Gale Lane and being more particularly described as follows:

Beginning at an iron pin at the intersection of the west right-of-way line of Franklin Pike and the east right-of-way line of Gale Lane; thence with the west right-of-way line of Gale Lane, South 14 degrees 47' 00" East, 330.20 feet to an iron pin corner common with Third National Bank, Trustee in the west right-of-way line of Franklin Pike; thence with Third National Bank, Trustee, South 73 degrees 36' 30" West, 205.03 feet to an iron pin; thence South 21 degrees 05' 34" West, 24.73 feet to an iron pin; thence South 78 degrees 16' 01" West, 89.25 feet to an iron pin corner common with Third National Bank, Trustee in the east right-of-way line of Gale Lane; thence with the east right-of-way line of Gale Lane, North 21 degrees 05' 34" East, 129.58 feet to an iron pin; thence on a curve to the right, the radius of which is 1298.57

feet, the central angle of which is 14 degrees 59' 23". the chord of which is North 28 degrees 35' 15" East, 338.76 feet, along the curve distance of 339.73 feet to the point of beginning, containing 55,975 square feet (1.285 acres, more or less) according to survey dated March 12, 1987, by Jerry Morrow, Registered Land Surveyor, Tennessee License No. 777.

Excluded Parcel A being the same property conveyed to C & T Investments/Gale Parcel #1 by deed from James W. Cates and M. Carl Talley of record in Book 7546, page 103, said Register's Office.

Excluded Parcel B:

Two tracts of land in Davidson County, Tennessee, being more particularly described as follows:

1. Beginning at a point in the westerly margin of 8th Avenue South (Franklin Pike) said point being in the southeasterly margin of the abandoned Tennessee Central Railroad Right of Way and at 128 feet south 14 degrees 47 minutes east of the southeast margin of Gale Lane; thence with the said margin of said Railroad Right of Way north 32 degrees 28 minutes east 9.5 feet with an offset in the westerly margin of said Franklin Pike; thence with said margin south 14 degrees 47 minutes east 227 feet; thence at right angles to the right (westerly) 7 feet; thence north 14 degrees 47 minutes west 220.5 feet to the point of beginning and containing 1566 square feet.

2. Beginning at a point in the westerly margin of 8th Avenue South (Franklin Pike) said point being 227 feet south 14 degrees 47 minutes east of the southeast margin of the abandoned Tennessee Central Right of Way; thence with the said margin of Franklin Pike south 14 degrees 47 minutes east 261 feet to the beginning of a curved line to the right; thence with said curved line southwardly 246.2 feet to E.N. Kennon's northeast corner; thence Kennon's north boundary line and the north boundary of property of Grace Presbyterian Church south 78 degrees 25 m minutes west 281 feet; thence north 27 degrees 20 minutes east 280.8 feet; thence north 75 degrees 06 minutes east 50 feet; thence north 17 degrees 28 minutes east 111.2 feet; thence north 14 degrees 47 minutes west 197.0 feet; thence at right angles to the right (eastwardly 7 feet) to the point of beginning and containing 1.118 acres.

Excluded Parcel B being the same property vested in the State of Tennessee by virtue of a Final Consent Judgment, a certified copy of which appears of record in Book 4609, page 799, said Register's Office.

Grantor also quitclaims any interest it may have in and to any closed or abandoned rights of way, streets, roads or alleys, and any strips gaps or gores between the tracts described above. Grantor specifically excludes from this conveyance any portion of the above described property contained within the bounds of any rights of way, roads, streets or highways.

82492

IDENTIFICATION REFERENCE

JAN 13 1 01 PM '93

PICK-UP

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