BOOK 8884 PAGE 299

This Instrument Prepared By:
Richard L. Albers, Attorney
4344 Kenilwood Drive
Nashville, Tn. 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $ 0

Affiant

Subscribed and sworn to this 1st day of March, 1993

Notary Public
My Commission Expires: 9/19/95

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel
Thomas G. Avent	Thomas G. Avent	Map 133-6
2115 8th Ave.South	2115 8th Ave.South	
Nashville,Tn. 37204	Nashville,Tn.37204	Parcel No.236

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that the Estate of Albert M. Williams for Albert M. Williams,individually and as a general partner in T and M Properties, a partnership consisting of Thomas G. Avent and Albert M. Williams, and the widow of Albert M. Williams, Virginia Stone Coward Williams, for and in consideration of the sum of Ten and No/100 ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Thomas G. Avent, his heirs, and assigns, their entire rights, title and interests in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in the 6th Civil District of Davidson County, Tennessee, being part of the John R. Ozier 121.9 acre tract and also being part of Tract "B" more particularly described according to a survey made by J.L. Murphy, Jr. and Company, dated November 2, 1965, as follows:

Beginning at a point in the westerly margin of Nolensville Road, 525 feet south from the southeast corner of the Cherokee Life Property, as of record in Book 3399, Page 107, Register's Office for Davidson County, Tennessee; thence South 25 deg. 11' East along the westerly margin of Nolensville Pike a distance of 95 feet to a point; thence South 64 deg. 49' West a distance of 250 feet to a point; thence North 25 deg. 11' West a distance of 95 feet to a point; thence North 64 deg. 49' East a distance of 250 feet to the point of beginning, said tract of land containing 0.545 acres, more or less.

Included in the above description, but expressly excluded therefrom is that portion of the property conveyed to Randolph R. Sherling, Jr. and wife Elizabeth Sherling by deed from Marie H. Vick, a widow,and James Marvin Hopper of record in Book 4815, Page 600, said Register's Office, described as follows:

Land in the 6th Civil District of Davidson County, Tennessee, being part of Tract "B" of the John R. Ozier 121.9 acre tract shown on a survey made by James L. Murphy, Jr. and Company, dated November 2, 1965, said part of Tract "B" being further shown as Tract No. 2 on a survey dividing said part of Tract B into Tracts 1 and 2, by Southern Land Surveying Company,Inc., on March 21, 1974, described as follows:

Beginning at a point in the northerly line of the property conveyed to Henry L.King and Tobin E. Vick by deed from W.P.Sanford and wife of record in Book 3955, Page 585, Register's Office for Said County, said point being 150.18 feet westerly from the westerly right-of-way of Nolensville Pike; thence with said northerly line of

the property conveyed to King and Vick as aforesaid, South 64 deg. 49'West, 99.82 feet to a point; thence South 25 deg. 11' East, 95 feet to a point; thence with the southerly line of the property conveyed to King and Vick as aforesaid, North 64 deg. 49' East, 92.89 feet to a point; thence North 21 deg., 00' 36" west, 95.25 feet to the point of beginning.

Being the same property conveyed to T and M Properties, a partnership consisting of Thomas G. Avent and Albert M. Williams, as general partners, by warranty deed from James Marvin Hopper, and wife, Anita Hopper, and Marie H. Vick of record in Book 8325, Page 325, Register's Office for Davidson County, Tennessee. The said Albert M. Williams having since died and by his Will of record in Will Book 178, Page 253, Probate Court for Davidson County, said property was devised to his Co-Trustees, Steven B. Parker, James Martin Jones, and Steven K. Wood.

On April 1, 1987, Thomas G. Avent and Albert M. Williams executed a partnership agreement for a business engaged in owning, managing, and investing in real estate under the partnership name of T and M Properties. Such partnership agreement provided that in the event of the death of a partner that the remaining partner shall have the right to continue the business of the partnership under its present name either by himself or in conjunction with any other person or persons he may select and that the surviving partner has the right to elect to purchase the interest of the deceased partner. Thomas G. Avent and Albert Williams being equal fifty percent (50%) general partners of the partnership, T and M Properties on January 25, 1992, when Albert M. Williams died, Thomas G. Avent has elected to buy the partnership interest of Albert M. Williams and to continue the business of the partnership under its present name, T and M Properties, pursuant to the April 1, 1987, indicated partnership agreement as it is amended by a December 31,1992, agreement by and between Thomas G. Avent and the Estate of Albert M. Williams. The purpose of this quitclaim deed is to transfer the entire partnership and/or individual interest of Albert M. Williams in the herein described real property, which was a partnership asset of T and M Properties, to Thomas G. Avent pursuant to the above indicated agreements.

Virginia Stone Coward Williams was married to Albert M. Williams at the time of his death and she joins in this deed for the purpose of conveying her marital rights and any and all other rights and interests,if any, in such property.

This is improved property known as 3707 Nolensville Road, Nashville, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 1ST day of March, 1993.

ESTATE OF ALBERT M. WILLIAMS
BY: Steven B. Parker
CO-EXECUTOR, STEVEN B. PARKER

ESTATE OF ALBERT M. WILLIAMS
BY: James Martin Jones
CO-EXECUTOR, JAMES MARTIN JONES

ESTATE OF ALBERT M. WILLIAMS

BY: Steven B. Parker
CO-TRUSTEE, STEVEN B. PARKER

ESTATE OF ALBERT M. WILLIAMS

BY: James Martin Jones
CO-TRUSTEE, JAMES MARTIN JONES

ESTATE OF ALBERT M. WILLIAMS

BY: Steven K. Wood
CO-TRUSTEE, STEVEN K. WOOD

Virginia Stone Coward Williams
VIRGINIA STONE COWARD WILLIAMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Steven B. Parker with whom I am personally acquainted and who upon his oath acknowledged himself to be the Co-Executor and Co-Trustee under the Will of Albert M. Williams and that he as such Co-Executor and Co-Trustee being authorized so to do executed the foregoing instrument for the purpose therein contained by signing the name of the Estate of Albert M. Williams by the said Steven B. Parker as such Co-Executor and Co-Trustee under the Will of Albert M. Williams.

WITNESS my hand and official seal at Nashville, Tennessee, this the 1ST day of March, 1993.

Notary Public

My Commission Expires:
9/19/95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James Martin Jones with whom I am personally acquainted and who upon his oath acknowledged himself to be the Co-Executor and Co-Trustee under the Will of Albert M. Williams and that he as such Co-Executor and Co-Trustee being authorized so to do executed the foregoing instrument for the purpose therein contained by signing the name of the Estate of Albert M. Williams by the said James Martin Jones as such Co-Executor and Co-Trustee under the Will of Albert M. Williams.

WITNESS my hand and official seal at Nashville, Tennessee, this the 1ST day of March, 1993.

Notary Public

My Commission Expires:
9/19/95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Steven K. Wood with whom I am personally acquainted and who upon his oath acknowledged himself to be the Co-Trustee under the Will of Albert M. Williams and that he as such Co-Trustee being authorized so to do executed the foregoing instrument for the purpose therein contained by signing the name of the Estate of Albert M. Williams by the said Steven K. Wood as such Co-Trustee under the Will of Albert M. Williams.

WITNESS my hand and official seal at Nashville, Tennessee, this the 1st day of March, 1993.

Notary Public

My Commission Expires:

9/19/95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Virginia Stone Coward Williams with whom I am personally acquainted and who upon her oath acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 1st day of March, 1993.

Notary Public

My Commission Expires:

9/19/95

93020

IDENTIFICATION REFERENCE

MAR 10 10 04 AM '93

DAVIDSON COUNTY, TN