STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 15th day of April, 1993.

Notary Public

My commission expires: 3-02-97

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
Third Floor
230 Fourth Avenue North
P.O. Box 2757
Nashville, TN 37219-0757

Address new owner as follows:

Music Valley Acres, Inc.
c/o John A. Hobbs
2607 Crump Drive
Nashville, TN 37214

Send Tax Bills to:

SAME

Map 62-34
Field Book 3DZ 43380

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that the undersigned, **MARYFRANCES RUDY, KATHERINE CAROLINE RUDY (formerly Katherine Caroline Rudy Follis), PATRICIA OLEDA RUDY WOODS, JACOB FRANK RUDY, JR., AND WILLIAM D. HARDISON, JR., TRUSTEE** of Trust B under the Will of J. Frank Rudy, of record in Will Book 135, page 318, Probate Clerk's Office for Davidson County, Tennessee, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have remised, released and forever quitclaim unto **MUSIC VALLEY ACRES, INC.**, a Tennessee corporation, its successors and assigns, all of the undersigned's entire right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land located in the First Civil District of Davidson County, Tennessee, being more particularly described according to a survey of Ragan, Smith, Murphy & Associates, Inc., John O. Spry, Registered Land Surveyor, Tennessee License No. 727, dated February 19, 1991, as follows:
>
> Beginning at an existing P. K. nail in pavement on the northerly right-of-way line of McGavock Pike (60-foot right-of-way), said nail being 781.4 feet, more or less, west of the south end of the northwest return curve at the intersection of Music Valley Drive and McGavock Pike, as measured along the northerly right-of-way line of McGavock Pike, said nail also being the southwest corner of a tract of land conveyed to Fiddler's Inn Inc. by deed recorded in Book 5877, page 627, R.O.D.C., Tennessee; thence,

1. With the northerly right-of-way line of McGavock Pike, N 82° 50′ 55″ W, a distance of 534.47 feet to an iron pin set; said pin being the southeasterly property corner of a tract of land conveyed to Gleaves Farm, Ltd. by deed of record in Book 6849, page 546, R.O.D.C., Tennessee; thence,

2. Leaving said right-of-way line, with the easterly property line of Gleaves Farm, Ltd., N 10° 04′ 58″ E, a distance of 378.80 feet to an iron pin set; thence,

3. N 10° 57′ 08″ E, a distance of 1541.16 feet to an existing iron pin; thence,

4. N 11° 00′ 18″ E, a distance of 1150.98 feet to an existing planted stone, said planted stone being the southwesterly property corner of D. C. Rudy and W. D. Hardison by deed of record in Book 6887, page 325, R.O.D.C., Tennessee; thence,

5. Leaving the easterly property line of Gleaves Farm, Ltd., with the southerly property line of D. C. Rudy and W. D. Hardison and in part, the southerly property line of Frank Rudy Estates - Phase I as of record in Plat Book 6200, page 826, R.O.D.C., Tennessee, S 77° 32′ 36″ E, a distance of 661.78 feet to an existing iron pin by a planted stone; thence,

6. Leaving the southerly property line of Frank Rudy Estates - Phase I, with the westerly property line of Section 3 - Music City Villa, S 10° 54′ 32″ W, a distance of 1144.42 feet to an existing planted stone; said stone being the northwesterly property corner of Lot 3 as shown on the plan of Grand Old Golf Subdivision as of record in Plat book 6250, page 760, R.O.D.C., Tennessee; thence,

7. With the westerly property line of Lot No. 3, S 10° 59′ 25″ W, a distance of 334.57 feet to an existing iron pin, the northwesterly property corner of a tract of land conveyed to Consolidated Foods Corporation by deed of record in Book 4520, page 561, R.O.D.C., Tennessee; thence,

8. With the westerly property line of Consolidated Foods Corporation and in part, the westerly property line of Reserve Parcel (120) as shown on the plan of Rudy's Corner - Section Two as of record in Plat Book 4860, page 128, R.O.D.C., Tennessee, S 11° 05′ 11″ W, a distance of 706.72 feet to an existing iron pipe; said pipe being the northeasterly property corner of a tract of land conveyed to Fiddler's Inn, Inc. by deed of record in Book 5877, page 627, R.O.D.C., Tennessee; thence,

9. Leaving the westerly property line of Reserve Parcel (120), with the northerly property line of Fiddler's Inn, Inc., N 85° 21′ 33″ W, a distance of 262.65 feet to an iron pin set in a gravel drive; thence,

10. With the westerly property line of Fiddler's Inn, Inc. S 02° 39′ 29″ W, a distance of 52.99 feet to an existing iron pin; thence,

11. S 02° 27′ 36″ E, a distance of 260.75 feet to an existing iron pin; thence,

12. S 06° 24′ 32″ E, a distance of 141.97 feet to an existing iron pin; thence,

13. S 06° 31′ 39″ W, a distance of 363.00 feet to the point of beginning and containing 42.854 acres, more or less.

Being the same property conveyed to Music Valley Acres, Inc., a Tennessee corporation, by deed from Louis A. McRedmond, Trustee, of record in Book 6364, page 404, Register's office for Davidson County, Tennessee, and a portion of which property was also

included in a conveyance to Maryfrances Rudy, Katherine Caroline Rudy Follis, Patricia Oleda Rudy Woods, and Jacob Frank Rudy, Jr., by deed from Jeanette Cantrell Rudy, unmarried, individually and as co-executor of the estate of Daniel Clees Rudy, deceased, and Sam L. Powers, co-executor of the estate of Daniel Clees Rudy, deceased, of record in Book 6887, page 325, said Register's Office.

No part of the subject property is the usual place of residence of any of the grantors, or the spouse of any of the grantors, or any dependent of any of the grantors.

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

WITNESS our hands this 25th day of November, 1991.

Maryfrances Rudy

Katherine Caroline Rudy

Patricia Oleda Rudy Woods

Jacob Frank Rudy, Jr.

William D. Hardison, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maryfrances Rudy, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of November, 1991.

Kathy M. Bibb
Notary Public

My Commission Expires: 11-26-94

5909 04/15 0101 03CHECK 16.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine Caroline Rudy, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of November, 1991.

Katherine M. Bush
Notary Public

My Commission Expires: 11-24-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Oleda Rudy Woods, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of November, 1991.

Katherine M. Bush
Notary Public

My Commission Expires: 11-24-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jacob Frank Rudy, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of November, 1991.

Maryfrances Rudy
Notary Public

My Commission Expires: 7-24-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William D. Hardison, Jr., Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 1991.

Mary H. Moore
Notary Public

My Commission Expires: 8-29-95
MVA13

I 0 0 2 3
IDENTIFICATION REFERENCE
APR 15 11 54 AM '93
LIA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN