BOOK 9025 PAGE 882

This instrument prepared by Robert L. Holloway, Jr., Attorney at Law, P. O. Box 90 Columbia, Tennessee 38402-0090.

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00), cash in hand paid, J. A. Morgan and Terry Mays, a partnersnip d/b/a M & M Development Company, do hereby sell transfer, quitclaim and convey unto Kwik Sak, Incorporated, its successors and assigns, all right, title, interest and estate in and to the following described property:

TRACT 1
(for information only, Kwik Sak #27)

Being a 0.93 more or less acre tract of land lying in the 2nd Councilmanic District of Davidson County, Tennessee, said tract being Lot 1 of Fulcher Square as of record in Book 5190, page 727 in the Davidson County, Tennessee Register of Deeds office. Beginning at a point at the easterly end of a 30 foot radius return at the southeast intersection of Kings Lane and Clarksville Pike; thence along the most southerly margin of Kings Lane, North 79 deg. 13 min. 50 sec. East a distance of 190.81 feet to a point; thence leaving said southerly margin South 8 deg. 38 min. 13 sec. West a distance of 238.46 feet to a point; thence North 81 deg. 21 min. 47 sec. West a distance of 200 feet to a point on the easterly margin of Clarksville Highway; thence along said easterly margin of Clarksville Highway North 8 deg. 38 min. 13 sec. East a distance of 146.76 feet to the beginning of a 30 ft. radius return; thence around a curve to the right said curve having a radius of 30 feet a distance of 36.96 feet to the point of beginning.

BEING a portion of the same property conveyed to M & M Development Co., a partnership composed of Terry Mays and J. A. Morgan by instrument dated March 10, 1983 of record in Book 6018 at page 797 in the Davidson County, Tennessee Register of Deeds office.
Tax Map 058-16-0, Parcel 140

TRACT 2
(for information only, Kwik Sak #28)

BEING Lot No. 1 of the Mill Creek Commercial Park Subdivision, of record in Book 5200, page 5 as amended by Plan of record in Book 5190, page 577, Register's Office, Davidson County, and being more specifically described as:

Beginning at a point on the east right of way line of Antioch Pike and being 40 feet from the centerline of Antioch Pike, thence North 25 deg. 03' 45" East 118.00 feet to a point, thence South 64 deg. 56' 15" east a distance of 235.21 feet to a point being approximately the center of Mill Creek, thence South 38 deg. 59' 30" West 68.08 feet to a point, thence South 41 deg. 17' 16" West 100.04 feet to a point, thence South 44 deg. 58' 52" West 120.14 feet to a point on the east right-of-way line of Antioch Pike, thence along said right-of-way line North 31 deg. 58' 36" West 25.35 feet to the beginning of a curve, thence along curve of radius 369.26 feet an arc length of 194.84 feet to the point of beginning, containing 1.022 acres, more or less.

TRANSFERRED
JUL 23 1993
JIMMY R. DOOLEY
ASSESSOR OF PROPERTY

MAURY COUNTY STATE OF TENNESSEE
RECEIVED July 22 1993 at 3:50 o'clock P M
In Book 15 Page 610 Receipt # 12532 Recording Fee 24.00
State Tax QC Probate Fee Total 24.00
Book 1189 Page 558 Witness my Hand,
MAURY COUNTY REGISTER OF DEEDS
Q. Wayne White

BEING the same property conveyed to Terry Mays and J. A. (Buddy) Morgan, a partnership d/b/a M & M Development by instrument dated January 30, 1978 of record in Book 5247 at page 631 which was re-recorded in Book 5248 at page 357 in the Davidson County, Tennessee Register of Deeds office.

INCLUDED IN THE ABOVE DESCRIBED PARCEL BUT HEREBY EXCLUDED FROM THIS REPORT IS THE FOLLOWING TRACT:

Being the tract vested in the Metropolitan Goverment of Nashville and Davidson County, Tennessee by Agreed Final Order of record in Book 8463 at page 286 in the Davidson County, Tennessee Register of Deeds office and more particularly described as follows:

Being a part of Lot No. 1 of the Mill Creek Commercial Park Subdivision, of record in Book 5200, page 5, as amended by the Plan of record in Book 5190 at page 577, Davidson County, Tennessee Register of Deeds office: Beginning at a point, said point being 110 feet, more or less, from the northwestern property corner along the existing right-of-way line of Old Antioch Pike; thence along said right-of-way line S 28 deg. 57' 43" W for 8.00 feet to a point; thence along a curve to the left along said right-of-way line of radius 369.26 feet for 107.06 feet with chord bearing S 6 deg. 26' 14" E for 106.69 feet to a point; thence along a curve to right of radius 341.74 feet for 113.82 feet with chord bearing N 4 deg. 05' 38" W for 113.30 feet to a point of beginning and containing therein an area of 165 square feet, more or less.
Tax Map 148-00-0, Parcel 193)

TRACT 3
(for information only, Kwik Sak #29)

Being part of Lot 1 on the Plan of M & M Development Company Subdivision, as of record in Plat Book 6200, page 340, Register's Ofice, Davidson County, Tennessee and being more particularly described as follows: Beginning at an iron pin in the southerly Right of Way of Clarksville Pike, State Route No. 12, common corner of Lots 1 and 2 as shown on said plan, the northeast corner of the herein described property: thence S 27 deg. 59' 52" W, 70.18 feet to an iron pin; thence S 34 deg. 10' 51" W, 136.61 feet to an iron pin; thence N 58 deg. W. 50 feet to an iron pin; thence N 32 deg. 05' E 99.50 feet to an iron pin; thence N 57 deg. 58' 47" W 166.69 feet to an iron pin in the easterly Right of Way of South Hamilton Road; thence continuing with said right of way N 32 deg. 32' 17" E, 26.93 feet to a point; thence continuing with said Right of Way along a curve to the right having radius of 168.02 feet and a distance of 39.59 feet to a point; thence continuing with said Right of Way along a curve to the right having a radius of 48 feet and a distance of 46.17 feet to the point of intersection of the said Right of Way and the aforesaid southerly Right of Way of Clarksville Pike, State Route No. 12; thence continuing with the aforesaid southerly Right of Way of Clarksville Pike, State Route No. 12 along a curve to the right having a radius of 168 feet and a distance of 61.34 feet to a point; thence continuing with the aforesaid southerly Right of Way of Clarksville Pike, State Route No. 12, S 56 deg. 17' 27" E, 121.43 feet to the point of beginning and containing 0.607 acres more or less.

Being comprised of a portion of four parcels of real estate conveyed to the grantors by deeds recorded in the Register's Office of Davidson County, Tennessee, as follows: Book 6272, page 486; Book 6363, page 897; Book 6622, page 331; Book 6693, page 593.
Tax Map 070-13-0, Parcel 119)

EXCLUSION 1:

Included in the above description but excluded from this conveyance is the following described portion thereof: Beginning at the common corner of the Southeasterly corner of Lot No. 1, on the aforesaid Plan of the M & M Development Company Subdivision and the Southwesterly corner of Lot No. 1 on the plan of Resubdivision of part of Block 5, and part of the Treppard Lot, on the map showing, G.T. Sheegog Subdivision at Bordeaux, as of record in Plat Book 6200, page 277 RODC, Tennessee; thence with the Southerly line of Lot No. 1, M & M Development Company Subdivision N 58 deg. W. 50 feet to the common corner of Lots No. 1 and No. 2, on said Plan; thence with the line between said lots N 32 deg. 05' E, 99.50 feet to a point; said point being a common corner to said lots; thence with a new line (proposed) S 57 deg. 58' 47" E, 55.64 feet to a point in the Southeasterly line of Lot No. 1 on the Plan of M & M Development Company Subdivision; thence with the Southeasterly line of said Lot No. 1, S 34 deg. 10' 51" W, 99.55 feet to the point of beginning and containing 5156 square feet or 0.118 acre, more or less.

EXCLUSION 2:

Beginning at an existing iron pin in the southwesterly right of way line of Clarksville Pike, State Route No. 12, at the easterly corner of Lot 1 of the aforesaid subdivision; thence with said right-of-way line, South 56 degrees, 17 minutes, 27 seconds East, 148.06 feet to an existing iron pin; thence with the northwesterly line of that parcel of land conveyed to Mrs. Catherine J. Carney of record in Book 2303, page 13, RODC, Tennessee, South 32 degrees, 14 minutes 31 seconds, West, 198.07 feet to an existing iron pin; thence with the northeasterly lines of Lots 10, 7 and 6 of Hailey's Subdivision, a part of Block 5 in G.T.Sheegog Subdivision at Bordeaux of record in Book 547, page 155, RODC, Tennessee, North 58 degrees 2 minutes 51 seconds west, 198.00 feet to an existing iron pin; thence with the southeasterly line of Lot 2 of M & M Development Co. Subdivision of record in Book 6200, page 340, RODC, Tennessee, North 32 degrees, 9 minutes 40 seconds East 99.50 feet to an existing iron pin; thence with the southwesterly line of Lot 1 of the Mays and Morgan Subdivision of record in Book 6200, page 680, RODC, Tennessee, South 58 degrees 09 minutes 32 seconds east, 53.77 feet to an existing iron pin; thence, with the southeasterly line of said Lot 1, North 34 degrees, 12 minutes, 33 seconds east 37.02 feet to an existing iron pin; thence with said southeasterly line, North 27 degrees, 59 minutes, 02 seconds East, 66.17 feet to the point of beginning and containing 34,315 square feet or 0.788 of an acre.

TRACT 4
(for information only, Kwik Sak #30)

Situate in the Ninth (9th) civil district of Maury County, Tennessee, and more particularly described as follows:

Being a portion of Lots 27 and 28 of Hardie Acres Subdivision, as shown of record in Plat Book 2, page 116, Register's Office, Maury County, Tennessee. Beginning at an iron pin in the West margin of U. S. Highway 31 North at the SE corner of property of Recreation Enterprises, Inc. reference to Deed Book 341, page 39, of said Register's Office and Tax Map 75-J, Group C, Parcel 2; thence with the West margin of said Highway South 14 deg. 31 min. W 150 feet to an

iron pin; thence with a line which is a common boundary between the tract herein conveyed and remaining property of M & M Development Company N 75 deg. 9 min. W 168.49 feet to an iron pin; thence with a line which is a common boundary between the tract herein conveyed and remaining property of M & M Development Company N 14 deg. 31 min. E 126.00 feet to an iron pin in the S boundary of the aforesaid Recreation Enterprises, Inc.; thence with the same S 83 deg. E 170 feet to the beginning; containing 0.534 acres by survey of James D. Webb, Engineer-Surveyor. February 20, 1987.

Being the Northeastern portion of the property conveyed to J. A. Morgan & Terry Mays, a partnership d/b/a M & M Development Company by instrument dated November 1, 1985 of record in Book 741 at page 696 in the Maury County, Tennessee Register of Deeds Office.

Tax Map 075K, Parcel 00300)

TRACT 5

(for information only, Arby's)

Situated in the Ninth (9th) Civil District of Maury County, Tennessee, and more particularly described as follows:

Parcel 1: Being Lot No. 2 on the plan of C.P. Hatcher Estate, Tract 1A, as of record in the Register's Office of Maury County, in the City of Columbia, State of Tennessee, more particularly described as follows:

BEGINNING at an iron pin in the North margin of U.S. 43 By-Pass, said point being common with the Southeast Corner of the Chevron Oil Company property; thence along Chevron Oil property, North 37 deg. 13' East a distance of 225.0 feet to an iron pin; thence South 88 deg 32' East, a distance of 114.68 feet to an iron pin; thence South 7 deg. 49' West, a distance of 197.86 feet to an iron pin in the northern margin of Hatcher Lane; thence North 88 deg 31' West, a distance of 48.77 feet to an iron pin; thence South 46 deg. 29' West a distance of 28.28 feet to an iron pin; thence North 88 deg 31' West, a distance of 103.80 feet to an iron pin; thence North 55 deg 08' West, a distance of 61.85 feet to the beginning iron pin.

Being the same property conveyed to M & M Development Company by deed recorded in Book 587, Page 73, Register's Office, Maury County, Tennessee.

Parcel 2: Being part of Lot No. 3 on the plan of C.P. Hatcher Estate, Tract 1A, of record in Book 5, Page 58, Register's Office, Maury County, Tennessee, more particularly described as follows:

BEGINNING at a point on the East margin of the Burger King access, said point being 192.93 feet North of the North margin of Hatcher Lane, measured along the East margin of the Burger King access; thence North 8 deg 17' 59" East, a distance of 123.00 feet to an iron pin in the South property line of McDonald Systems, Inc.; thence along same, South 52 deg. 46' 01" East, a distance of 18.0 feet; thence continuing South 46 deg. 01' 52" East, a distance of 169.03 feet; thence North 87 deg. 34' 01" West, a distance of 153.88 feet to the point of beginning.

Parcel 2 being the same property conveyed to M & M Development Company by deed recorded in Book 619, Page 213, of said Register's Office.

Parcel 3: Easement for the benefit of the above described parcel numbers 1 and 2 as created by reservation in a deed from Robert C. Sanders, Trustee,

to J.C. Faulkner, of record in Book 577, Page 366, Register's Office, Maury County, Tennessee, and conveyed from Robert C. Sanders, Trustee, to M & M Development Company, a partnership composed of W. Terrance Mays (same as Terry Mays), and J.A. (Buddy) Morgan, by deed recorded in Book 617, Page 324, of said Register's Office, which easement is for ingress and egress for general driveway purposes from any and all point on the Eastern boundary of above described parcel number 1, and the Western boundary of the above described parcel number 2, to and from Hatcher Lane, which easement is described as follows:

BEGINNING at a point in the North margin of Hatcher Lane, said point being common with the Southeast corner of above described parcel 1 and in the West margin of the herein described easement; thence along the East margin of said parcel number 1, North 8 deg 17' 59" East, a distance of 197.95 feet to an iron pin, thence continuing North 8 deg 17' 59" East, a distance of 137.80 feet to the North margin of Burger King; thence South 52 deg 46' 01" East, a distance of 34.07 feet to an iron pin, being the Northwest corner of above described said parcel number 2; thence along the West margin of said parcel number 2, South 8 deg 17' 59" West, a distance of 123.0 feet to an iron pin; thence continuing South 8 deg 17' 59" West, a distance of 192.93 feet to a iron pin, being in the North margin of Hatcher Lane; thence along same, North 88 deg 00' 12" West, a distance of 30.00 feet to the point of beginning.

All of the aforesaid real estate is subject to the leasehold estate of Arby's Inc., an Ohio Corporation, a memorandum of which is recorded in Book 619, Page 217, Register's Office, Maury County, Tennessee; also subject to utility and drainage easements as shown on recorded plats and easements as shown on plat of Hart-Freeland-Roberts, Inc. dated June 30, 1977.
Map 100J, Parcel 3202)
These descriptions were obtained from previous deeds of record.

TO HAVE AND TO HOLD said tract or parcel unto the Grantee, its successors and assigns, together with all of the rights, titles, interests, easements and appurtenances thereunto belonging in fee simple forever.

IN WITNESS WHEREOF, J. A. Morgan and Terry Mays, a partnership d/b/a M & M Development Company have hereunto set their hands on this the 14th day of May, 1993.

J. A. Morgan, Individually

Terry Mays, Individually

M & M Development Company

By: J. A. Morgan
J. A. Morgan
Its: Partner

By: Terry Mays
Terry Mays
Its: Partner

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STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned authority, a Notary Public in and for the above County and State, the within named J. A. Morgan and Terry Mays, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be partners of M & M Development Company, the within named bargainor, a general partnership, and that they as such partners being authorized so to do, executed the foregoing instrument for the purposes therein expressed and contained by signing the name of the general partnership by themselves as partners.

Witness my hand and seal at office in Columbia, Tennessee, this the 14 day of May, 1993.

NOTARY PUBLIC

My Commission Expires:

Jan 22, 1996

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared TERRY MAYS and J. A. MORGAN, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they have executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 14 day of May, 1993.

NOTARY PUBLIC

My Commission Expires: Jan 22, 1996

STATE OF TENNESSEE
COUNTY OF MAURY

I hereby swear or affirm that to the best of affiants' knowledge, information and belief, the actual consideration for this transaction is $-0-.

Terry Mays, Affiant

Subscribed and sworn to before me this 13 day of July, 1993.

Notary Public

My Commission Expires: July 17, 1994

93 JUL 27 AM 8:03 CHECK 24.00

Person Responsible for Taxes:
Kevik Sak, Inc.
P.O. Box 1147
Columbia, TN. 38402-1147

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