47

THIS INSTRUMENT PREPARED BY:
John M. Baird
White & Reasor
3305 West End Avenue
Nashville, TN 37203
File Box Number 42

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Nos.:
Sunflower Properties 110 30th Avenue South Nashville, TN 37212	New Owner	See Attached Exhibit "A"

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 ($1.00) Dollar, the receipt of which is hereby acknowledged, THE HAURY COMPANY, hereinafter called "Grantor", does hereby quitclaim to SUNFLOWER PROPERTIES, a Tennessee general partnership, hereinafter called "Grantee", its successors and assigns, all of Grantor's interest, if any, in and to certain real estate in Davidson County, Tennessee, described as follows:

Being a 42.34 acre, more or less, tract of land lying in the 35th Councilmanic District of Davidson County, Tennessee, and being the R. Hutton Buchanan and Jack P. Pickard property as of record in Book 4704, Page 683 and Book 4687, Page 428, Register's Office, Davidson County, TN., and a portion of the Ronda Read Taylor property as of record in Book 6774, Page 215, Register's Office, Davidson County, TN., and being more particularly described as follows:

Beginning at a point in the Easterly line of the afore-mentioned Ronda Read Taylor property, said point being in the Northerly margin of an access road easement conveyed to the United States of America in Deed Book 4116, Page 151, Register's Office, Davidson County, TN.; thence with the Easterly Line of said Taylor property South 10 degrees, 57 minutes, 29 seconds West a distance of 25.64 feet to a point in the centerline of said access easement, said point being the most Northeasterly corner of the afore-mentioned Buchanan and Pickard property; thence with the common line of said Buchanan & Pickard property and the Vanderbilt University property as of record in Book 6800, page 214, Register's Office, Davidson County, TN., the following calls; South 10 degrees, 57 minutes, 29 seconds West a distance of 99.50 feet to a point; thence South 08 degrees, 47 minutes, 49 seconds West a distance of 116.60 feet to a point; thence South 06 degrees, 49 minutes, 34 seconds West a distance of 853.10 feet to a point; thence South 05 degrees, 56 minutes, 34 seconds West a distance of 178.76 feet to a point in the Northerly right-of-way of CSX Railroad; thence with the Northerly right-of-way of said CSX Railroad North 80 degrees, 00 minutes, 26 seconds West a distance of 118.67 feet to a point; thence continuing, and with a curve to the right having a radius of 5679.58 feet, a delta of 21 degrees, 32 minutes, 09 seconds, a chord bearing of North 69 degrees, 14 minutes, 22 seconds West, an arc

distance of 2134.79 feet to a point in the approximate centerline of the Harpeth River; thence leaving the Northerly right-of-way of the CSX Railroad and with the approximate centerline of the Harpeth River the following calls; North 45 degrees, 49 minutes, 00 seconds East a distance of 331.34 feet to a point; thence North 80 degrees, 49 minutes, 00 seconds East a distance of 717.50 feet to a point; thence North 57 degrees, 49 minutes, 00 seconds East a distance of 359.33 feet to a point, said point being the most Southwesterly corner of the afore-mentioned Ronda Read Taylor property; thence leaving the centerline of the Harpeth River and with the common line of said Taylor property and the herein described tract South 65 degrees, 20 minutes, 20 seconds East a distance of 410.27 feet to a point in the Northwesterly margin of the afore-mentioned access easement conveyed to the United States of America; thence with the Northwesterly line of said access easement, severing Taylor property the following calls:

North 56 degrees, 28 minutes, 37 seconds East a distance of 187.51 feet to a point; thence with a curve to the right having a radius of 465.74 feet, a delta of 57 degrees, 19 minutes, 00 seconds, a chord bearing of North 85 degrees, 08 minutes, 07 seconds East an arc distance of 465.91 feet to a point; thence continuing South 66 degrees, 12 minutes, 23 seconds East, a distance of 42.10 feet to the point of beginning, containing 42.34 acres, more or less.

LESS AND EXCEPT: Lots 12, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 26, 27, 28, 46, 48, 49, 84, 85, 87 and 88, as shown on Plat of Poplar Ridge of record in Book 7900, page 206, as corrected by Book 8292, page 973, said Register's Office; and **LESS AND EXCEPT ALSO** all of the area shown as being dedicated "open space" on the recorded Plats of Poplar Ridge, a residential planned unit development, of record in Book 7900, pages 150, 151, and 206, said Register's Office, as corrected by instrument of record in Book 8292, page 973, said Register's Office, said "open space" having been quitclaimed by Grantor to Poplar Ridge Homeowners' Association by Quitclaim Deed of even date herewith.

BEING part of the same property conveyed to Grantor by Trustee's Deed of Record in Book 9081, page 61, Register's Office for Davidson County, Tennessee.

This is unimproved property.

This property is conveyed subject to taxes, restrictions, and encumbrances as may affect the same, whether of record or not.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 15th day of September, 1993.

"GRANTOR"

THE HAURY COMPANY

By: Karl E. Haury, Jr.
Karl E. Haury, Jr.
Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Julia Bruce Sherrod, a Notary Public for the State and County aforesaid, Karl E. Haury, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of September, 1993.

Julia Bruce Sherrod
Notary Public

My Commission Expires:
9/16/95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $270,000.00.

Karl E. Haury, Jr.
AFFIANT

SUBSCRIBED and sworn to before me, this 15th day of September, 1993.

Julia Bruce Sherrod
Notary Public

My Commission Expires:
9/16/95

Exhibit "A" BOOK 9081 PAGE 79

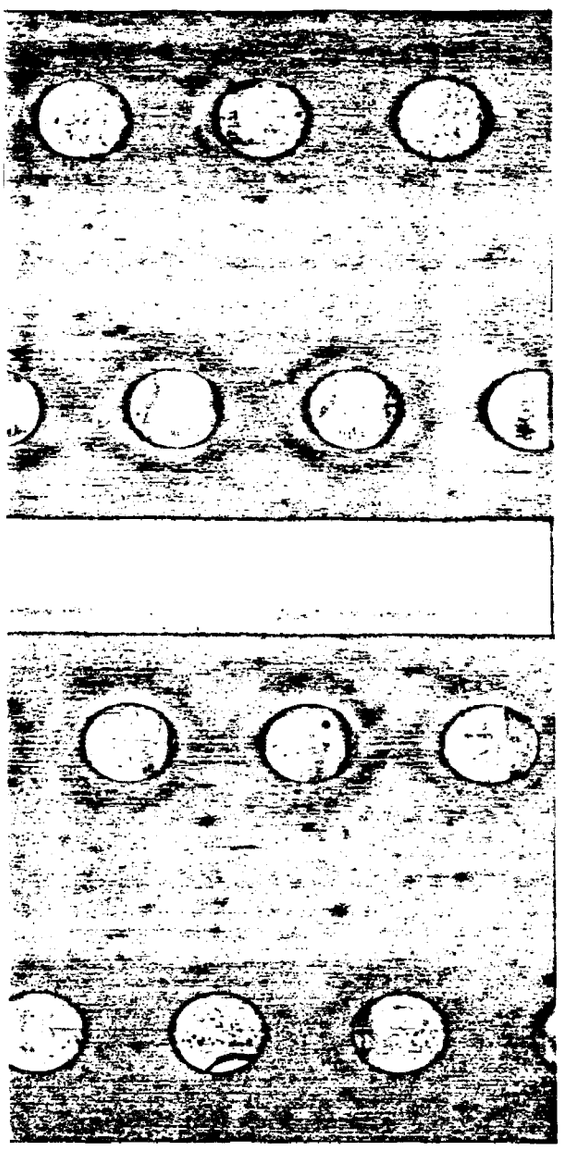
Map-Parcel Numbers:

141-95
141-11
141-6-A-36
141-6-A-33
141-6-A-4
141-6-A-23
141-6-A-22
141-6-A-21
141-6-A-20
141-6-A-37
141-6-A-1
141-6-A-2
141-6-A-29
141-6-A-26
141-6-A-30
141-6-A-28
141-6-A-16
141-6-A-10

63124
IDENTIF. & REFERENCE

93 SEP 15 PM 12:30
FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.

3587 09/15 0101 03CHECK 1016.0



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9081 PAGE 80

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	270000.00
			CON TX	999.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	1016.00
			CHECK	1016.00
09/15/93	01		12:31 0001	5587

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63124
IDENTIF. & REFERENCE

93 SEP 15 PM 12:30
REGISTER
DAVIDSON COUNTY, TN.

No. 698016