99127 PICK-UP

IDENTIF. & REFERENCE

QUITCLAIM DEED

93 DEC 21 AM 10:47 6619 12/21 0101 03CHECK 12.00

REGISTER
DAVIDSON COUNTY, TN.

This instrument prepared by:

H. Marshall Greene
Greene & Greene
323 Union Street
P.O. Box 198645
Nashville, Tennessee 37219

BOOK 9194 PAGE 239

Address New Owner as Follows:
BPT Properties
151 Athens Way
Nashville, Tennessee 37228

Send Tax Bills to:
(SAME)

Map-Parcel No.
70-12, 4

FOR AND IN CONSIDERATION of the mutual desire between Grantor and Grantee herein to clarify their respective titles and for no monetary consideration, the Board of Publication of the Methodist Church, an Illinois corporation, d/b/a the United Methodist Publishing House ("Grantor"), does hereby quitclaim to BPT Properties, a Tennessee general partnership ("Grantee"), all of its right, title, and interest in and to the following parcels of real estate located in Davidson County, Tennessee, described as follows:

All of its right and title to that certain real property described as Tract 8B-1 on that certain First Revision to Survey of Metrocenter Tract 8B-1, dated October 3, 1978, of record in Book 5190, page 189 Register's Office for Davidson County, Tennessee attached hereto as Exhibit A and incorporated herein by reference.

IN WITNESS WHEREOF, the undersigned has hereunto set its hands this 17th day of December 1993.

BOARD OF PUBLICATION OF THE UNITED METHODIST CHURCH, INC. d/b/a UNITED METHODIST PUBLISHING HOUSE

By: Nancy Wallace

Title: VP Finance & Administration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Larry Wallace with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be VP Finance & Admin of the Board of Publication of the Methodist Church, Inc. d/b/a United Methodist Publishing House, the within named bargainor, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as VP Finance & Admin.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of December, 1993.

Barbara Acuff
NOTARY PUBLIC

My Commission Expires:

My Commission Expires Jan. 25, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this the 17th day of December, 1993.

Notary Public

My Commission Expires: 3-22-97

J:\firstam\bpt\quits.met

OWNER'S CERTIFICATE

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Symbol's Page 101, subject to covenants, restrictions and obligations of the Master Deed of record in Book ____, this ____, Register's Office for Davidson County, Tennessee, and adopt the plan of the property as shown hereon, and dedicate all public utility easements as noted. This plan shall not be altered or changed unless otherwise approved by the Metropolitan Planning Commission and MetroCenter Tract 8B Property Owners Association, Inc. Easement for ingress and egress are reserved hereby upon all access easements as shown hereon, or upon any approved revision hereof, for the benefit of the purchasers of individual lots within the development, their invitees, lessees, and other parties claiming by, through or under them. The access easements shown hereon are reserved by the aforesaid owner and are not dedicated to the public.

Name METROCENTER PROPERTIES

By _____ Date 8-11-78

SURVEYOR'S CERTIFICATE

I (We) hereby certify that the subdivision plat shown hereon is correct and that approved monuments shown thus ■ have been placed as indicated. All side lot lines are at right angles or radial to a street, unless otherwise noted.

Name _____ Tenn Reg 3584

BARGE, WAGGONER, SUMNER & CANNON ENGINEERS

Nashville, Tennessee

COMMISSION'S APPROVAL

Approved by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee

By _____ Date 10-2-78
Secretary

SUBDIVISION NO. 78-232-U
Part of Master Plan

RECORD

Recorded Oct. 3, 1978, Book 5790, Page 189 of the register's office of Davidson County, Tennessee

CG (FP)

NOTES

This plat is part of Master Plan No. 78-77-U, approved March 15, 1979.

Replacement of roadways, parking areas, etc., necessitated by maintenance of public water and/or sewer lines will be at the expense of MetroCenter Tract 8B Property Owners Association, Inc.

All owners of property shown on this plat are bound to contribute prorata toward the expenses of MetroCenter Tract 8B Property Owners Association, Inc., a non-profit corporation, which shall maintain and repair all common easements.

The recording of this plat voids, vacates and supersedes MetroCenter, Tract 8B-1, as of record in Book 5790, Page 189, R.O.D.C., Tennessee.

Note: MetroCenter is a flood protected area. See note on plat of Section 1, as recorded in Book 6525, Page 66.

Minimum First Floor Level - Industrial and Commercial 408.0 MSL
Minimum First Floor Level - Residential 410.0 MSL
Public or Private Roads and Access Driveways 406.0 MSL
Public or Private Parking Areas 403.0 MSL
Public or Private Yards, Parks or Recreation Areas 401.0 MSL

STATE OF TENNESSEE JOHN H. SUMNER Registered No. 3584 REGISTERED ENGINEER

BLOCK "B"
METROCENTER
Book 4675, Page 48, R.O.D.C.

SCALE 1" = 50'
NORTH

MCP 70-13
Map 70-12

S.23°44'10"W.
119.66'
Common Esmt For Landscaped Area

S66°15'50"E. 60.41'

N23°44'10"E. 5.83'

S66°15'50"E. 94.15'

N23°44'10"E

(8B-1)

(4)

25' Common Access & Public Utility Easement

10' Sanitary Sewer Easement

30' Minimum Building Setback Line

N66°15'50"W. 243.5'

S23°44'10"W. 46.17'

N66°15'50"W. 160.00'

TRACT 8A
METROCENTER
Book 4715, Page 93, R.O.D.C.

(4)

20'

130.21'

20'

75'

40' Wide Joint Access Easement

289.5' To E. of French Landing Drive

ATHENS WAY

10" W SS 10" 8" SS 10"

Property ownership boundary
Lot line
Building setback line
Easement
New monument
Existing monuments
Iron pin
Lot number (2)
Property map parcel number (11)
Pertains to property maps (70-12) & (70-16)

FIRST REVISION
METROCENTER
TRACT 8B-1
1st CIVIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
TOTAL AREA THIS RECORDING 0.55 ACRES±

Approved

281

PHOTOGRAPHIC MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED