Mail

THIS INSTRUMENT PREPARED BY: Gail P. Pigg, Attorney
219 2nd Avenue, North
Nashville, TN 37201

QUITCLAIM DEED

BOOK 9194 PAGE 881

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
HJL, L.P.		See Tracts
(NAME) 149 Barker Road	P.O. 140510	
(STREET ADDRESS OR ROUTE #) Nashville, Tennessee 37214	37214	
(CITY) (STATE) (ZIP)		

For and in consideration of the sum of Ten ($10.00)---------- DOLLARS
Cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

LUTHER HOYTE EAKES AND WIFE, JANE B. EAKES

does herewith transfer, quitclaim and convey unto HJL, L.P.----------
the Grantee(s) herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County, Tennessee, as follows:

Seven tracts of land in Davidson County, Tennessee, each tract being specifically described in Collective Exhibit "A" hereto attached, which description is incorporated herein by reference as fully as though copied herein.

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6841 12/21 0101 03CHECK 24.00

Luther Hoyte Eake, Hoyte ~~Eakes~~, Luther H. Eakes, being one and the same.

Witness our hands this 21st day of December, 19 93.

Luther Hoyte Eakes
LUTHER HOYTE EAKES

Jane B. Eakes
JANE B. EAKES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Luther Hoyte Eakes and wife, Jane B. Eakes, the within named bargainor..s, with whom I am personally acquainted, and who acknowledged that ....they..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this ..... day of December, 1993.

Notary Public

Commission expires 7/27/96

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be .....of the ....., the within named bargainor, a corporation, and that .....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19.....

..... Notary Public

Commission expires .....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-

..... Affiant

..... Notary Public

Commission expires.....7/27/96.....

QUITCLAIM DEED

FROM
Luther Hoyte Eakes and wife, Jane B. Eakes

TO
HJL, L.P.

Tract 1

(Map 95; Parcel 47) #3DZ-40890

LAND IN THE 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY W.W. TURNER, ENGINEER DATED MAY 13, 1954, AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF THE TENNESSEE CENTRAL RAILROAD AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO MARK A. PARRISH AND WIFE, OF RECORD IN BOOK 4037, PAGE 987, REGISTER'S OFFICE FOR SAID COUNTY, SAID POINT BEING ALSO IN THE SOUTHERLY MARGIN OF GUARANTY DRIVE EXTENDED; THENCE WITH THE WESTERLY RIGHT-OF-WAY OF THE TENNESSEE CENTRAL RAILROAD SOUTH 46 DEG. 34' WEST 837.8 FEET, AND CONTINUING WITH THE SAME AROUND A SLIGHT CURVE SOUTHWESTERLY 439 FEET, AND CONTINUING THE SAME SOUTH 21 DEGS. 32' WEST 120 FEET TO THE CENTER OF MILL CREEK; THENCE WITH THE CENTER OF THE SAME AS FOLLOWS: SOUTH 88 DEG. WEST 72 FEET, SOUTH 61 DEG. 10' WEST 270 FEET, SOUTH 79 DEG. 12' WEST 390 FEET, SOUTH 54 DEG. 05' WEST 255 FEET, AND SOUTH 76 DEG. 45' WEST 137 FEET TO THE APPROXIMATE EDGE OF THE WATERS OF THE CUMBERLAND RIVER AS SHOWN ON SAID SURVEY; THENCE UP SAID CUMBERLAND RIVER ALONG A SLIGHT CURVE NORTHEASTERLY 2365 FEET TO A POINT IN THE SOUTHERLY MARGIN OF GUARANTY DRIVE EXTENDED; THENCE WITH THE SAME SOUTHEASTERLY 473 FEET, MORE OR LESS TO THE BEGINNING.

Being the same property conveyed to Hoyte Eakes and wife, Jane B. Eakes, by deed from E. Mark Turner, unmarried, of record in Book 5864, page 58, Register's Office for Davidson County, Tennessee.

Tract 2

(Map 84; Parcel 17)

Land in the 3rd Civil District of Davidson County, Tennessee, being Tract "B" and part of Tract "D" as shown on a survey made by W. W. Turner, Engineer, on May 13, 1954, and described as follows:

Beginning on the westerly right-of-way of the Tennessee Central Railroad at the northeast corner of Tract "B", as shown on said survey; thence with said right-of-way South 24 deg. west 1285 feet to a point, and continuing with said right-of-way around a slight curve to the right 520 feet to a point in the northerly margin of Guaranty Drive extended, at an off set in the railroad right-of-way; thence with said offset north 49 deg. 10' West 20 feet; thence continuing with railroad right-of-way south 46 deg. 34' west 50 feet at the southerly margin of Guaranty Drive extended; thence with the south margin of proposed Guaranty Drive, extended 490 feet, more or less, to a point at the normal water elevation of Cumberland River; thence upstream with the approximate edge of water in the northeasterly direction 1900 feet; more or less, to a point; thence south 39 deg. 15' east 430 feet to the beginning, containing 18.4 acres, more or less.

Being the same property conveyed to Hoyt Eakes and wife, Jane Eakes, by deed from C. R. O'Guin and husband, Donald R. O'Guin, Sr., of record in Book 5561, page 623, Register's Office for Davidson County, Tennessee.

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

Tract 3

Tract A (Map/Parcels 84-10-5 84-10-4 and 84-10-91)

A certain tract of land located in the 15th Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, described as follows:

BEGINNING at a concrete monument in the Western right-of-way line of Briley Parkway where said Western right-of-way crosses the Northern right-of-way line of the Louisville & Nashville Railroad (formerly Tennessee Central Railroad); thence Southwesterly along said Northern railroad right-of-way line, having a radius of 880 feet, a distance of 193.73 feet to an iron pin; thence N 49° 48' 34" W 839.28 feet to an iron pin located in the centerline of a 100 foot wide Tennessee Valley Authority Easement; thence along said TVA Easement centerline N 35° 43' E 60.00 feet to an iron pin; thence N 49° 55' 50" W 435.00 feet, more or less, to a point in the low water line of the Southeast bank of the Cumberland River, thence Northeasterly and upstream with the low water line of the Cumberland River, 423 feet, more or less, to a point; thence S 51° 16' E 260.0 feet, more or less, to an iron pin; thence N 70° 40' 02" E 124.05 feet; thence N 35° 43' E 90.0 feet to a point; thence S 54° 17' E 80.0 feet to a point in the aforementioned TVA Easement centerline to a point; thence S 35° 43' West 42.0 feet with said TVA Easement; centerline to a point; thence S 54° 17' E 80.0 feet to a concrete monument; thence N 35° 43' E 275.3 feet with the Eastern right-of-way line of Two Rivers Court to a point where said Eastern right-of-way line of Two Rivers Court intersects the Western right-of-way line of Briley Parkway; thence Southwesterly along said Western right-of-way line of Briley Parkway; having a radius of 1171.74 feet, a distance of 717.51 feet to a concrete monument; thence continuing along said Western right-of-way line of Briley Parkway, having a radius of 1171.74 feet, Southeasterly, a distance of 376.60 feet to a concrete monument; thence continuing Southeasterly along the Western right-of-way line of Briley Parkway and being a spiral curve parallel to the spiral centerline curve of Briley Parkway, a distance of 124.6 feet, more or less, to the point of beginning and containing 12.17 acres.

Included in the above description, but excluded from this conveyance is a 70 foot wide right-of-way for a proposed road, the centerline of which lies 45 feet Northwest of and parallel to the above-mentioned TVA Easement centerline.

Tract B

A certain tract of land located in the Third Civil District of Davidson County, Tennessee and described according to a survey of Hickerson and Miller, Engineers, dated March 3, 1955 as follows:

BEGINNING at a point in the northwesterly margin of the Tennessee Central Railroad right of way at the southwesterly corner of a right of way of a proposed 380-feet road, as shown on the plan of Sunny Acres, Section Five, as of record in Book 3300, page 15, Register's Office for Davidson County, Tennessee, and being the southeast corner of the property conveyed to Ewing O. Harper, Jr., and wife, Lillian G. Harper, to Davidson County, Tennessee, of record in Book 2905, page 331, Register's Office for said County; thence with the southwesterly line of the property so conveyed, North 49° West, 920 feet, more or less, to the center line of a 100-foot TVA Transmission Line easement; thence North 27° 03' East with said center line, 60 feet, more or less, to a point; thence North 49° West, 435 feet, more or less, to the low water mark of the southeast bank of the Cumberland River; thence downstream with the meanders of the same, southwestwardly 500 feet, more or less, to a point in the mouth of a branch; thence with the meanders of said branch, South 35° 00' East, 185 feet, more or less, South 80° 20' East, 105 feet, more or less, South 17° 56' East, 168 feet, more or less, South 56° 15' East, 36 feet, more or less, North 84° 58' East, 71 feet, more or less, South 60° 16' East, 44 feet, more or less, to a point in an old fence line; thence with the same, South 87° 00' East, 875 feet, more or less, to the point of beginning, containing by estimate 11.6 acres, more or less.

Being the same property conveyed to Hoyte Eakes and wife, Jane Eakes, by deed from Iva Pettus Delay, William T. Delay and Cheri Ann Delay, of record in Book 5927, page 831, Register's Office for Davidson County, Tennessee. This conveyance is subject to easements in Book 1149, page 686; Book 2248, page 603; Book 4346, page 497, said Register's Office.

Tract 4

(Map /Parcel 84-10-5)

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Land in the Third Civil District of Davidson County, Tennessee, and described according to a survey of Hickerson and Miller, Engineers, dated March 3, 1955 as follows:

BEGINNING at a point in the northwesterly margin of the Tennessee Central Railroad right of way at the southwesterly corner of a right of way of a proposed 380-feet road, as shown on the plan of Sunny Acres, Section Five, as of record in Book 3300, page 15, Register's Office for Davidson County, Tennessee, and being the southeast corner of the property conveyed to Ewing O. Harper, Jr., and wife, Lillian G. Harper, to Davidson County, Tennessee, of record in Book 2905, page 331, Register's Office for said County; thence with the southwesterly line of the property so conveyed, North 49° West, 920 feet, more or less, to the center line of a 100-foot TVA Transmission Line easement; thence North 27° 03' East with said center line, 60 feet, more or less, to a point; thence North 49° West, 435 feet, more or less, to the low water mark of the southeast bank of the Cumberland River; thence downstream with the meanders of the same, southwestwardly 500 feet, more or less, to a point in the mouth of a branch; thence with the meanders of said branch, South 35° 00' East, 185 feet, more or less, South 80° 20' East, 105 feet, more or less, South 17° 56' East, 168 feet, more or less, South 56° 15' East, 36 feet, more or less, North 84° 58' East, 71 feet, more or less, South 60° 16' East, 44 feet, more or less, to a point in an old fence line; thence with the same, South 87° 00' East, 875 feet,

Being the same property conveyed to Hoyte Eakes and wife, Jane Eakes, by deed from F.D.R.J. Associates, a partnership consisting of Helen Duty Flippen, Executrix of the Estate of H. E. Flippen, deceased, Iva Pettus Delay and Hugh C. Howser, Co-Executors of the Estate of Waye T. Delay, deceased, Joe M. Rodgers and John C. Jenkins, Jr., Trustee, of record in Book 5927, page 835, Register's Office for Davidson County, Tennessee, and by quitclaim deed in Book 5927, page 828, said Register's Office. This conveyance is subject to easements in Book 1149, page 686; Book 2248, page 603; and Book 4346, page 497, Register's Office for Davidson County, Tennessee.

Tract 5

(Map/Parcel 84-10-4 and 84-10-91)

A certain tract of land located in the 15th Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, described as follows:

BEGINNING at a concrete monument in the Western right-of-way line of Briley Parkway where said Western right-of-way crosses the Northern right-of-way line of the Louisville & Nashville Railroad (formerly Tennessee Central Railroad); thence Southwesterly along said Northern railroad right-of-way line, having a radius of 880 feet, a distance of 193.73 feet to an iron pin; thence N 49° 48' 34" W 839.28 feet to an iron pin located in the centerline of a 100 foot wide Tennessee Valley Authority Easement; thence along said TVA Easement centerline N 35° 43' E 60.00 feet to an iron pin; thence N 49° 55' 50" W 435.00 feet, more or less, to a point in the low water line of the Southeast bank of the Cumberland River, thence Northeasterly and upstream with the low water line of the Cumberland River, 423 feet, more or less, to a point; thence S 51° 16' E 260.0 feet, more or less, to an iron pin; thence N 70° 40' 02" E 124.05 feet; thence N 35° 43' E 90.0 feet to a point; thence S 54° 17' E 80.0 feet to a point in the aforementioned TVA Easement centerline to a point; thence S 35° 43' West 42.0 feet with said TVA Easement; centerline to a point; thence S 54° 17' E 80.0 feet to a concrete monument; thence N 35° 43' E 275.3 feet with the Eastern right-of-way line of Two Rivers Court to a point where said Eastern right-of-way line of Two Rivers Court intersects the Western right-of-way line of Briley Parkway; thence Southwesterly along said Western right-of-way line of Briley Parkway; having a radius of 1171.74 feet, a distance of 717.51 feet to a concrete monument; thence continuing along said Western right-of-way line of Briley Parkway, having a radius of 1171.74 feet, Southeasterly, a distance of 376.60 feet to a concrete monument; thence continuing Southeasterly along the Western right-of-way line of Briley Parkway and being a spiral curve parallel to the spiral centerline curve of Briley Parkway, a distance of 124.6 feet, more or less, to the point of beginning and containing 12.17 acres.

Included in the above description, but excluded from this conveyance is a 70 foot wide right-of-way for a proposed road, the centerline of which lies 45 feet Northwest of and parallel to the above-mentioned TVA Easement centerline.

Being the same property conveyed to Hoyte Eakes and wife, Jane Eakes, by deed from Joe M. Rodgers and Iva Pettus Delay and Hugh C. Howser, of record in Book 5927, page 841, Register's Office for Davidson County, Tennessee.

Tract 6

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(Map 75-13; Parcel 225)

Being in the Fourth Civil District of said County and lying immediately east of Lot No. 1 on the Plan of Hermitage Hills, Section One, as of record in Book 2900, page 49, Register's Office for said County and described as follows: BEGINNING at an iron pin in the southerly margin of Jacksonian Drive at the northwest corner of the property conveyed to The American Oil Company by deed from Miller G.Kimbrough, Trustee, of record in Book 3135, page 55, said Register's Office; thence with the west line of said American Oil Company's land South 31° 50' west 241.4 feet to an iron pin, the southwest corner of said Oil Company's land; thence north 42° West 62.48 feet to a point,the southeast corner of Lot No. 1 on the Plan of the said Hermitage Hills, Section One(supra); thence with the easterly line of said Lot No. 1, North 31° 50' East 224.0 feet to a concrete monument in the southerly margin of Jacksonian Drive, the northeast corner of Lot No. 1 and passing a witness pin at 12 feet; thence with said margin of said Drive South 58° 10' East 60.0 feet to the point of the beginning. Being also the west 60 feet of a tract marked "For Future Development" on said Plan of Hermitage Hills, Section One supra.

Being the same property conveyed to Luther H. Eakes and wife, Jane B. Eakes, by deed from Robert N. Bryson and wife, Billy N. Bryson, of record in Book 4304, page 175, Register's Office for Davidson County, Tennessee.

Tract 7

Tract 8 (Map 75-13; Parcel 225)

Beginning at an iron pin on the southerly margin of Jacksonian Drive which pin is South 58 degrees 10 minutes East 60 feet from a concrete monument at the northeast corner of Lot No. 1 of Hermitage Hills, Section One (as of record in Book 2900, Page 49, Register's Office Davidson County, Tennessee) which said pin is also the northeast corner of a tract conveyed by deed of record in Book 4304, Page 175, aforesaid public records, thence South 31 degrees 50 minutes West, and on and along the southeasterly line of said tract conveyed by deed of record in Book 4304, Page 175, a distance of 127 feet; thence South 58 degrees 10 minutes East, 22.20 feet; thence North 31 degrees 50 minutes East 127 feet to a point on the southerly side of Jacksonian Drive; thence North 58 degrees 10 minutes West, and on and along said southerly line of Jacksonian Drive, 22.20 feet to the point of beginning.

Being the same property conveyed to Luther Hoyte Eakes by deed from The American Oil Company, of record in Book 4524, page 147, and Deed of Correction in Book 5334, 786, Register's Office for Davidson County, Tennessee.

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THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED