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THIS INSTRUMENT PREPARED BY:
Farris, Warfield & Kanaday
Warren H. Wild, Jr.
17th Floor
Third National Bank Building
201 Fourth Avenue North
Nashville, Tennessee 37219

BOOK 9260 PAGE 659

CORRECTIVE
MUTUAL QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| B & B PROPERTIES<br>c/o Julian A. Zander, Jr. | P. O. Box 50271<br>Nashville, TN 37205 | 103-2<br>43 |
| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
| CHARLES SPRINTZ, ET UX<br>325 White Bridge Road<br>Nashville, TN 37205 | SAME | 103-2<br>224 |

WHEREAS, by Mutual Quitclaim Deed dated March 23, 1988, of record in Book 7510, page 244, Register's Office for Davidson County, Tennessee (the "Original Deed"), the parties exchanged certain property with each other; and

WHEREAS, the parties have determined that the descriptions contained in the Original Deed are incomplete and incorrect, and the parties have agreed to execute and deliver this deed to amend, restate and correct the Original Deed;

NOW, THEREFORE, in consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by all parties hereto, Charles Sprintz and wife, Alyse Sprintz (hereafter, sometimes collectively called the "Sprintz") hereby quitclaim unto B & B Properties, (hereafter sometimes called "B & B"), a Tennessee partnership composed of Julian A. Zander, Jr. and Barbara F. Zander, all of the property granted previously by B & B to the Sprintzs in the Original Deed; and B & B hereby quitclaims unto the Sprintzs, as tenants by the entirety, all of the property granted previously by the Sprintzs to B & B in the Original Deed.

Having so reconveyed such property, the parties hereto now amend and restate the Original Deed to effectuate their intention at the time of the delivery of the Original Deed as follows:

RECITALS:

A. The Sprintzs are the owners of property conveyed to them from Carlton R. Yates by deed of record in Book 6309, Page 468, Register's Office for Davidson County, Tennessee, which land is described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 12 on the Plan of W. N. Price's Subdivision of Lot No. 19 in C. C. Vernon's Farm, as of record in Plat Book 421, page 36, Register's Office for said County, to which plan reference is made for a more complete description.

B. B & B Properties, a Tennessee partnership composed of Julian A. Zander, Jr. and Barbara F. Zander, is the owner of property conveyed to it from Bud Zander and wife, Barbara Zander,

by deed of record in Book 6799, Page 304, said Register's Office, which land is described as follows:

> LOTS 13 and 14 on the Plan of W. N. Price's Subdivision of Lot 19, C. C. Vernon Farms, as of record in Plat Book 421, page 36, in the Register's Office of Davidson County, Tennessee, to which reference is made for a more complete description.

C. The parties have determined that there are encroachments on each other's property and whereas they wish to correct their present property lines; and

D. All the respective parties hereto have filed a new Plan of record in Book 6900, Page 507, R.O.D.C., Tennessee, which shows the agreed respective proper boundaries of their properties; and

E. The parties wish to confirm same by this Corrective Mutual Quitclaim Deed.

NOW, THEREFORE, in consideration of One ($1.00) Dollar, the Sprintzs hereby quitclaim unto B & B the following property, being a portion of the property owned by them as set forth above:

> All of their rights, title and interest, if any, in and to land in Davidson County, Tennessee, being Lot No. 1 on Plan of Sprintz - Zander Commercial Park, Revision One, of record in Plat Book 6900, page 888, Register's Office of Davidson County, Tennessee.

In consideration of One ($1.00) Dollar, B & B Properties hereby quitclaims to Charles Sprintz and wife, Alyse Sprintz, the following property, being a portion of the property owned by them as set forth above:

> All of their rights, title and interest, if any, in and to land in Davidson County, Tennessee, being Lot No. 2 on Plan of Sprintz - Zander Commercial Park, Revision One, of record in Plat Book 6900, page 888, Register's Office of Davidson County, Tennessee.

All said conveyances are made subject to any and all encumbrances of record. The parties otherwise continue to own and hold the remainder of the property not herein quitclaimed and conveyed.

The parties have heretofore set their hands and seals this 11th day of February, 1994.

THE SPRINTZS:

CHARLES SPRINTZ

ALYSE SPRINTZ

B & B:
B & B PROPERTIES, a Tennessee general partnership

By: _____
JULIAN A. ZANDER, JR.
(a/k/a Bud Zander)

By: _____
BARBARA F. ZANDER
(a/k/a Barbara Zander)

This instrument has been prepared by Farris, Warfield & Kanaday at the request of the parties hereto based upon information furnished by the parties as to their ownership of the herein described property. The preparer has undertaken no investigation of title to verify any matter contained herein.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for these transfers is $0.00.

SWORN TO AND SUBSCRIBED BEFORE ME
THIS 7 DAY OF FEBRUARY, 1994.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/22/95

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, RICKEY E MANGRUM, a Notary Public of said County and State, CHARLES SPRINTZ AND WIFE, ALYSE SPRINTZ, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 7 day of February, 1994.

Notary Public

My Commission Expires: 1/22/95

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Brenda F. Huffines, a Notary Public of said County and State, personally appeared JULIAN A. ZANDER, JR. and BARBARA F. ZANDER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the sole general partners of B & B PROPERTIES, a Tennessee general partnership composed of Julian A. Zander, Jr. and Barbara F. Zander, the within named bargainor, a general partnership, and that they as such general partners executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as its sole general partners.

Witness my hand and seal, at Office in Nashville, this 18th day of February, 1994.

Notary Public

My Commission Expires: 7-26-97

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IDENTIFICATION/REFERENCE

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