199240

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

**QUITCLAIM DEED**

| Address New Owner(s) As Follows: | Send Tax Bills To: | Map Parcel Numbers: |
|---|---|---|
| Riverfront Development Limited Partnership<br>P.O. Box 40726<br>Nashville, TN 37204 | Same | Map 53, Parcel 29 |

Mail

WHEREAS, effective January 2, 1986, Riverfront Partnership was formed as a Tennessee limited partnership pursuant to Limited Partnership Agreement and Certificate of Limited Partnership of record in Book 6943, Page 118, Register's Office of Davidson County, Tennessee; and

WHEREAS, the original partners to said limited partnership were Henry C. McCall and Miller G. Kimbrough, Jr., as general partners, and the Barbara L. McCall Trust, the Susan R. McCall Trust, and the Henry E. McCall Trust, as limited partners; and

WHEREAS, by amendment filed with the Tennessee Secretary of State on September 14, 1989 and recorded in Book 7938, Page 936, said Register's Office, the name of said limited partnership was changed to Riverfront Limited Partnership, and Barbara M. Pitman was substituted as a limited partner in place of the Barbara L. McCall trust; and

WHEREAS, by amendment filed with the Tennessee Secretary of State on May 21, 1991 and recorded in Book 8356, Page 274, said Register's Office, Susan M. Thomas was substituted as a limited partner in place of the Susan R. McCall Trust; and

WHEREAS, said limited partnership terminated on December 31, 1991; and

WHEREAS, the Henry E. McCall trust has terminated, and the assets of said trust have been distributed to Henry E. McCall; and

WHEREAS, the parties now want to vest title to the real property owned by said limited partnership in Riverfront Development Limited Partnership, a Tennessee limited partnership;

NOW THEREFORE, FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, RIVERFRONT LIMITED PARTNERSHIP, Henry C. McCall, Miller G. Kimbrough, Jr., Barbara M. Pitnam, Susan M. Thomas, and Henry E. McCall, by these presents do hereby quitclaim and convey unto RIVERFRONT DEVELOPMENT LIMITED PARTNERSHIP, a Tennessee limited partnership, its successors and assigns, all their right, title and interest in and to the property described on Exhibit A attached hereto.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 23rd day of February, 1994, but as of January 1, 1992.

RIVERFRONT LIMITED PARTNERSHIP

By: _____
Miller G. Kimbrough, Jr.,
General Partner

By: _____
Henry C. McCall,
General Partner

_____
Henry C. McCall

_____
Miller G. Kimbrough, Jr.

_____
Barbara M. Pitman

_____
Susan M. Thomas

_____
Henry E. McCall

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Miller G. Kimbrough, Jr., with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a general partner of Riverfront Limited Partnership, a limited partnership, and is authorized by the limited partnership to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 23rd day of February, 1994.

_____
Notary Public

NOTARY PUBLIC

My Commission Expires:

1-25-97

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Henry C. McCall, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the

purposes therein contained, and who further acknowledged that he is a general partner of Riverfront Limited Partnership, a limited partnership, and is authorized by the limited partnership to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 28th day of February, 1994.

Wanda Sue Voegtle
Notary Public

My Commission Expires:
March 22, 1997

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Henry C. McCall, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of February, 1994.

Wanda Sue Voegtle
Notary Public

My Commission Expires:
March 22, 1997

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Miller G. Kimbrough, Jr., with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of February, 1994.

Linda J. Frey
Notary Public

My Commission Expires:
1-25-97

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Barbara M. Pitman, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of February, 1994.

Wanda Sue White
Notary Public

My Commission Expires:
March 22, 1997

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Susan M. Thomas, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of February, 1994.

Wanda Sue White
Notary Public

My Commission Expires:
March 22, 1997

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Henry E. McCall, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of February, 1994.

Wanda Sue White
Notary Public

My Commission Expires:
March 22, 1997

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $1.00.

Affiant

Subscribed and sworn to before me this 28th day of February, 1994.

Notary Public

My Commission Expires:

March 22, 1997

**EXHIBIT A**

LAND on Robinson Road in the Twelfth Councilmantic District of Nashville, Davidson County, Tennessee being described according to a survey by Ellers, Hudson and Associates, Inc., dated July 28, 1986 as follows:

BEGINNING at an iron pin on the Southern right-of-way of Robinson Road (State Route 45) said iron pin being North 87 degrees, 15 minutes, 10 seconds West a distance of 65.18 feet more or less from the intersection of the centerlines of said Robinson Road and Merritt Street; thence with the said right-of-way of Robinson Road North 49 degrees, 49 minutes, 44 seconds West a distance of 2155.86 feet to an iron rod; thence leaving said right-of-way South 40 degrees, 24 minutes, 28 seconds West a distance of 683.81 feet to an iron rod; thence South 48 degrees, 14 minutes, 51 seconds East a distance of 478.32 feet to a fence post; thence South 40 degrees, 52 minutes, 53 seconds West a distance of 46.54 feet to a fence post; thence South 48 degrees, 00 minutes, 49 seconds East a distance of 126.04 feet to an iron rod; thence South 45 degrees, 17 minutes, 44 seconds West a distance of 93.50 feet to an iron rod; thence South 49 degrees, 12 minutes, 55 seconds East a distance of 1343.26 feet to an iron rod; thence North 41 degrees, 32 minutes, 45 seconds East a distance of 60.13 feet to an iron rod; thence North 48 degrees, 16 minutes, 04 seconds West a distance of 171.15 feet to a concrete monument; thence North 49 degrees, 09 minutes, 04 seconds West a distance of 24.32 feet to a fence corner; thence North 41 degrees, 58 minutes, 56 seconds East a distance of 556.66 feet to a fence corner; thence South 49 degrees, 59 minutes, 29 seconds East a distance of 416.09 feet to an iron rod in the Northeastern right-of-way of Merritt Street; thence with said right-of-way North 41 degrees, 43 minutes, 08 seconds East a distance of 206.82 feet to an iron rod; thence with a curve to the left having a radius of 25.00 feet, an arc length of 39.95 feet a chord of 35.83 feet along a bearing of North 4 degrees, 03 minutes, 18 seconds West to the point of beginning containing 34.613 acres more or less.

Being part of the same property conveyed to Riverfront Partnership by deed of record in Book 6943, page 138, said Register's Office. The foregoing description is the same as in said deed.

**LESS AND EXCEPT the following:**

7368 03/03 0101 03CHECK 24.00

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Riverfront Shopping Center Section 1 of record in Book 6200, page 860, said Register's Office.

Being the same property conveyed to Kwik Sak, Inc. by deed of record in Book 7944, page 496, said Register's Office.

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Riverfront Shopping Center, Section Two, of record in Book 6200, page 904, said Register's Office.

Being the same property conveyed to Spardee's Realty, Inc. by deed of record in Book 8083, page 499, said Register's Office.

23701

IDENTIFICATION

94 MAR -3 PM 4:11

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

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