THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
Bank of Goodlettsville, Suite 201
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PAR.
S. P. Leasing 1309 Briarville Road P.O. Box 1537 Madison, TN 37116	Same	Map 51-10F Parcels 2 & 3 ID# 11D 94399 Unit 2 ID# 11D 94400 Unit 3

THIS QUITCLAIM DEED, made and entered into on the day and date last written below, by and between S. P. FOOD SERVICES, INC., now SPFS, INC., hereinafter referred to as the "GRANTOR", and S. P. LEASING, a Tennessee General Partnership composed of C. W. Tidwell, H. S. Tidwell and James B. Hardy, General Partners, hereinafter referred to as the "GRANTEES";

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, S. P. FOOD SERVICES, INC., now SPFS, INC., the GRANTOR, has this day bargained, sold and quitclaimed unto S. P. LEASING, a Tennessee General Partnership composed of C. W. Tidwell, H. S. Tidwell and James B. Hardy, General Partners, the GRANTEES, their heirs and assigns, all of its right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Units Nos. 2 and 3, known as Suite 201, 1309 Briarville Road, Madison, Davidson County, Tennessee 37115, a part of Oakland Trace Commercial Offices, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed, of record in Book 7392, page 68, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plat of Oakland Trace Commercial Offices attached as Exhibit A to said Master Deed, for a more complete and accurate description of said units.

BEING a part of the same property conveyed to C & T. Development Co., Inc., a Tennessee Corporation, by Harold D. Woosley and wife, Nancy C. Woosley, of record in Book 7110, page 571, Register's Office for Davidson County, Tennessee, and being combined into one parcel known as Lot No. 1, as recorded in Oakland Trace Commercial Subdivision, of record in Book 6900, page 219, said Register's Office.

THIS CONVEYANCE is subject to the provisions of the Tennessee "Horizontal Property Act", as the same is set out in Tennessee Code Annotated, Section 66-27-01, et seq., as amended, and the provisions and requirements thereof, all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Oakland Trace Commercial Offices, as shown of record in Book 7392, page 68, Register's Office for Davidson County, Tennessee, and the By-Laws for the administration thereof attached as Exhibit B to said Master Deed and shown of record in Book 7392, page 76, said Register's Office.

AND BEING the same property conveyed to S. P. Food Services, Inc., a Mississippi Corporation, by Quitclaim Deed from C & T Development Co., Inc., of record in Book 7719, page 899, Register's Office for Davidson County, Tennessee.

S. P. FOOD SERVICES, INC., having merged with SPFS, Inc., the said property is

owned by SPFS, Inc.

The mailing address for the said property is Suite 201, 1309 Briarville Road, Madison, Tennessee 37115.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 25th day of February, 1994.

S. P. FOOD SERVICES, INC., now SPFS, INC.

By: H. S. TIDWELL, President

By: C. W. TIDWELL, Secretary

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared H. S. TIDWELL and C. W. TIDWELL, with whom I am personally acquainted and who acknowledged themselves to be the President and Secretary, respectively, of S. P. FOOD SERVICES, INC., now SPFS, INC., the bargainor, a Tennessee Corporation, and as such President and Secretary, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by themselves as President and as Secretary.

WITNESS my hand and official seal, this the 25th day of February 1994.

Karen W. Rollins
NOTARY PUBLIC

My Commission Expires: July 26, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT

Sworn to and subscribed before me this the 25th day of February 1994.

Karen W. Rollins
NOTARY PUBLIC

My Commission Expires: July 26, 1997

94 MAR -4 AM 10:34
FELIX A. ANDERSON
CLERK & MASTER
DAVIDSON CO. CHANCERY COURT

IDENTIF. ↑ REFERENCE
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