Box 424

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Affiant

Subscribed and sworn to before me, this 21st day of March, 1994.

Notary Public

My Commission Expires: 5-22-94

THIS INSTRUMENT PREPARED BY:

GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue, North, Third Floor
P. O. Box 198888
Nashville, Tennessee 37219-8888

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Baltz Bros. Packing Co. c/o Phyllis Spencer 1451 Elm Hill Pike #300 Nashville, Tennessee 37210	SAME	Part of 106-162 Part of 106-163 Part of 106-164 Part of 106-14

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Roberta Clara Osborne**, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto **BALTZ BROTHERS PACKING COMPANY**, a Tennessee corporation, its successors and assigns, all of my entire right, title and interest in and to certain tracts of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being in part a portion of Lot Nos. 2, 3, 4 and 6 on the Plan of Baltz Brothers Packing Company, as shown of record in Plat Book 7900, pages 369-371, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Tract 1

Land in Davidson County, Tennessee, being that portion of old Elm Hill Pike closed, abandoned and vacated by Metropolitan Ordinance (Bill) No. 91-95 which has vested in the Grantors as adjoining property owners.

Tract 2

Beginning at a stake in center of pike, running north down the side of lane to a rock nearly opposite elm tree; thence easterly to a stake 35 feet from T & P RR; thence southwardly to Kelan's line; thence westwardly, with Kelan's line, to the beginning, containing 1 1/2 acres, more or less, and more particularly described in the survey of Erle Drake, County Surveyor, made July 14, 1923, as follows:

Beginning at a stone and hackberry in Baltz' line, the northwest corner of said tract; thence south 5 degrees east 110 feet to a point in the south margin of Elm Hill Road, in the center of the Old Chicken Pike; thence with the center of said Old Chicken Pike, south 79 degrees east 312 feet to the railroad fence of the right of way of the N & C Railroad; thence north and with the west margin of said right of way north 33 1/2 degrees east 335 feet to corner stone, the north margin of the Elm Hill Road; thence south 77 1/2 degrees west and with the north margin of Elm Hill Road 513 feet to the point of beginning, and containing 1.63 acres, more or less, but excepting therefrom that part of said land vested in Davidson County and being used as a public road; and being the same legal description contained in the previous deed of record.

Tract 2 being the same property conveyed to Robert J. Baltz and wife, Kathleen M. Baltz, by deed from John P. Baltz and wife, Annetta R. Baltz, of record in Book 998, Page 137, Register's Office for Davidson County, Tennessee (and being Tract No. 3 described therein); the said Robert J. Baltz and Kathleen M. Baltz having both since died and their interest in said tract having passed to Robert J. Baltz, (Jr.), Frank J. Baltz, Dennis L. Baltz, John P. Baltz, Roberta Clara Osborne, Kathleen Agnes Garr and Douglas Martin Baltz. The said Douglas Martin Baltz having since died and his interest in said land having passed to his widow, Reba Baltz. The said Reba Baltz having subsequently died, and her interest in said land having passed to her children, Anna Coleen Baltz Hanley, Douglas Martin Baltz, Jr., Sheila Jean Baltz Quirk, Phyllis Kay Baltz McGee, Richard Philip Baltz, Theresa Gail Baltz Petty and Wayne Matthew Baltz. The said Robert J. Baltz, (Jr.) having since died but having previously quitclaimed his interest in the property to Baltz Brothers Packing Company by deed of record in Book 8520, page 553, said Register's Office.

This property is not the principal place of residence of any of the Grantor, her spouses, or any minor children.

This instrument and the property hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 18th day of March, 1994.

Roberta Clara Osborne

Roberta Clara Osborne

29943

IDENTIFICATION REFERENCE

94 MAR 21 PM 1:42

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0011394.01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roberta Clara Osborne, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of March, 1994.

Phyllis Spencer
Notary Public

My Commission Expires: 11-26-94

4128 03/21 0101 03CHECK 12.00

0011394.01