This Instrument Prepared By:

Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

NEW OWNER(S) ADDRESS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Randolph M. LaGasse, et al	SAME	Map - 060-02-0
1710 HAYES ST.		Parcel - 185
NASHVILLE, TN 37203		

QUITCLAIM DEED

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,

THOMAS G. SMITH, TRUSTEE

does herewith transfer, quitclaim and convey unto

JAMES ALVIN CROSSMAN AND RANDOLPH M. LAGASSE

all his right, title and interest in and to the **GRANTEES** herein, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, described as follows:

Two tracts of land in Davidson County, Tennessee, being Lot No. 2 and Reserve Parcel on the plan of Revised Ewing Shopping Center Subdivision, as of record in Book 4595, page 71, Register's Office for said County, and being more particularly described on Exhibit "A" attached hereto.

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REGISTER
DAVIDSON COUNTY, TN.

2866 07/01 0101 03CHECK 12.00

This is unimproved property known as Lot No. 2 and Reserve Parcel on the Plan of the Revised Ewing Shopping Center Subdivision, Nashville, Davidson County, Tennessee.

WITNESS our hands this 1st day of June, 1994.

THOMAS G. SMITH, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared THOMAS G. SMITH, TRUSTEE, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 27th day of June, 1994.

NOTARY PUBLIC

My commission expires: 7/27/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Sworn to and subscribed before me this 1st day of July, 1994.

NOTARY PUBLIC

My commission expires: 5/23/98.

Two tracts of land in Davidson County, Tennessee, being Lot No. 2 and Reserve Parcel on the Plan of Revised Ewing Shopping Center Subdivision, as of record in Book 4595, page 71, Register's Office for said County.

Said Lot No. 2: Being a parcel of land in the 12th Civil District, Nashville, Davidson County, Tennessee, located on the east side of Brick Church Pike between Ewing Lane and Ewing Drive, more particularly described as follows:

Beginning at a point in the easterly margin of Brick Church Pike, 150 feet northerly from the north line of Ewing Drive, being the northwest corner of Union Oil Company of California; thence with Brick Church Pike, north 1°13' West 179.54 feet to a point; thence with a curve to the right having a central angle of 83°17', a radius of 20 feet 29.07 feet to a point; thence North 82°36'East, 46.95 feet to a point; thence with a curve to the left having a central angle of 19°32', a radius of 481.27 feet, 164.07 feet to a point; thence north 62°32' East 175.42 feet to a point; thence with a curve to the right having a central angle of 12°36', a radius of 283.50 feet, 62.35 feet to a point; thence South 10°18' East 195.53 feet to an iron pin; thence South 01°58' East, passing an iron pin at 64.30 feet, a total distance of 318.90 feet to a point in the northerly margin of Ewing Drive; thence with Ewing Drive, north 89°47' West, 330.86 feet to a point; the southeast corner of Union Oil Company of California; thence with said Oil Company North 1°13' West, 150.00 feet to a point; thence North 89°47' West, 140 feet to the point of beginning, containing 3.96 acres, more or less.

Said Reserve Parcel: Being a parcel of land in the 12th Civil District Nashville, Davidson County, Tennessee, located on the east side of Brick Church Pike between Ewing Lane and Parkwood Estates, Section 1, more particularly described as follows:

Beginning at a concrete monument in the easterly margin of Brick Church Pike located 78.8 feet north of the center line of Ewing Lane, being the southwesterly corner of Nashville Electric Service Ewing Creek Substation; thence with said Substation's southerly line, North 72°54' East 166.65 feet to a concrete monument; thence North 55°03' East passing a concrete monument at 28.9 feet, a total distance of 231.00 feet to a concrete monument; thence North 70°54' East, 82.17 feet to a point; thence South 02°33' East, passing an iron pin at 74.94 feet, a total distance of 108.54 feet to a point in the northerly margin of Ewing Lane; thence in a southwesterly direction with a curve to the left having a central angle of 13°34', a radius of 316.50 feet, 74.98 feet to a point; thence South 62°32' West 175.42 feet to a point; thence with a curve to the right having a central angle of 19°32', a radius of 448.27 feet, 152.82 feet to a point; thence South 82°04' West 38.36 feet to a point; thence with a curve to the right having a central angle of 96°43', a radius of 20 feet, 33.76 feet to a point; thence North 1°13' West, 39.60 feet to the point of beginning, containing 0.92 acres, more or less.

Being part of the same property conveyed to Thomas G. Smith, Trustee, by deed from Seventy-Forty Corporation, of record in Book 5507, page 783, said Register's Office.

EXHIBIT "A"