This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679

File Box 24

BOOK 9437 PAGE 997

ADDRESS NEW OWNER:
Victory Properties
3300 Hamilton Church Road
Antioch, TN 37013

SEND TAX BILL:
To Owner

OWNER:
Victory Properties
3300 Hamilton Church Road
Antioch, TN 37013

MAP AND PARCEL:
MAP 119-1
PARCEL 1
6DA15986

QUITCLAIM DEED

We, Charles M. Victory, Unmarried hereby Quitclaim all our interest to Victory Properties, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING part of Lot No. 45, on the Plan of Sadler Place, of record in Plat Book 332, page 31, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the northwest corner of Glenrose Avenue, also known as Mill Creek Road and Sadler Avenue, northeasterly 50 feet to an iron pin; thence leaving the westerly margin of Sadler Avenue, N 70 deg. 00 min. W, 100.4 feet to a point in the easterly right of way of said Railroad, southwesterly 91.38 feet to the northerly margin of Glenrose Avenue; thence with the northerly margin of Glenrose Avenue, S 81 deg. 42 min. E, 124.5 feet to the point of BEGINNING.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM is that property conveyed to Metropolitan Government for Nashville/Davidson County, described in the Agreed Final Order of record in Book 8860, page 263, Register's Office for Davidson County, Tennessee, described as follows:

BEING part of Lot 45 on the Plan of Sadler Place of record in Book 332, page 31, Register's Office for Davidson County, Tennessee, described as follows:

RIGHT OF WAY: BEGINNING at the intersection of the existing northerly right of way line of Glenrose Avenue and the existing easterly right of way of CSX Transportation to a point; thence N 20 deg. 13 min. 20 sec. E, 12.29 feet along the existing easterly right of way line of CSX Transportation to a point; thence S 89 deg. 45 min. 31 sec. E, 103.96 feet to a point of curvature; thence northeasterly in a curve concave to the northwest having a radius of 25 feet a distance of 33.03 feet to a point of tangency on the existing westerly right of way line of Sadler Avenue; thence S 14 deg. 32 min. 31 sec. W, 31.93 feet along the existing westerly right of way line of Sadler Avenue to the intersection of the existing westerly right of way line of Sadler Avenue and the existing northerly right of way line of Glenrose Avenue; thence N 89 deg. 29 min. 51 sec. W, 124.50 feet along the existing right of way line of Glenrose Avenue to the point of BEGINING, said tract containing 0.035 acres, more or less.

TEMPORARY CONSTRUCTION EASEMENT: BEGINNING at the point of intersection of the existing easterly right of way line of CSX Transportation

and the proposed right of way of Glenrose Avenue; thence N 20 deg. 13 min. 20 sec. E, 5.32 feet along the existing easterly right of way of CSX Transportation to a point; thence S 89 deg. 45 min. 31 sec. E, 7.14 feet to a point on the proposed right of way line of Glenrose Avenue; thence southwesterly in a curve concave to the north having a radius of 25 feet and a distance of 16.09 feet to a point of tangency on the proposed right of way line of Glenrose Avenue; thence N 89 deg. 45 min. 31 sec. W, 103.96 feet along the proposed right of way line of Glenrose Avenue to the point of BEGINNING, said easement containing 0.013 acres, more or less. Said temporary construction easement to be abandoned upon completion of construction.

DRIVEWAY IMPROVEMENT: Additional temporary construction easement for proposed driveway construction shall be as follows: Along length of driveway = 10 feet and along width of drive = 20 feet. Said additional temporary easement containing 0.005 acres, more or less. Said temporary construction easement to be adandoned upon completion of construction.

BEING the same property conveyed to Charles M. Victory, Unmarried by deed from Victory Properties of record in Book 9119, page 744, Register's Office for Davidson County, Tennessee.

This is improved property known as 2157 Sadler Avenue, Nashville, TN 37210.

This is the same description as in previous deed of record.

This conveyance is subject to easement Book 8860, Page 263, said Register's Office.

And now we, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all our interest unto the said Victory Properties, their heirs and assigns, forever; and we, Charles M. Victory covenant with the said Grantees that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15th day of August, 1994.

Charles M. Victory

Charles M. Victory

_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles M. Victory, the 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 Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of August, 1994.

NOTARY PUBLIC

My Commission Expires: 11/3/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me this 15th day of August, 1994.

NOTARY PUBLIC

My Commission Expires: 11/3/96

81650
IDENTIF. ^ REFERENCE

94 AUG 16 AM 10:41
FELIX DeLAUNTER
DAVIDSON COUNTY, TN.

3413 08/16 0101 03CHECK 12.00