THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
TURBO INVESTMENTS INTERNATIONAL, INC.	MAP 34-9
C/O BV CAPITAL 575 FIFTH AVENUE, 17TH FLOOR	PARCEL 173
NEW YORK, NY 10017	
SEND TAX BILLS TO:	
SAME	

94 AUG 17 PM 3:12
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

IDENTIF. & REFERENCE

82073

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, this 17 DAY OF August, 1994.

Anita D. Richards
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 17 DAY OF August 1994.

Denise C. Adair
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

MY COMMISSION EXPIRES: 5-11-96

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, RIVERGATE STATION JOINT VENTURE, a Tennessee general partnership, hereinafter referred to as GRANTOR, does hereby quitclaim and convey unto TURBO INVESTMENTS INTERNATIONAL, INC., a British Virgin Island corporation, its successors and assigns, all of its right, title and interest in and to certain real estate in DAVIDSON County, Tennessee, as follows, to-wit:

Being Lot No. 1 as shown on the Plat of Rivergate Station, Section Four, of record in Plat Book 7900, page 18, Register's Office, Davidson County, Tennessee and being more particularly described according to a survey by Walter Davidson & Associates Consulting Engineers - Surveyors, Walter H. Davidson, R.L.S., Tenn. Registration No. 1467, as follows:

Beginning at a point on the Eastern right-of-way of Gallatin Road, said point being the northern end of the radius return of Edenwold Road; thence with the right of way of Gallatin

Road North 20 degrees 35 minutes 27 seconds East a distance of 378.82 feet to an iron rod; thence leaving said right of way with the common line with lot 4 Rivergate Station as of record in Book 7900, page 18, Register's Office for Davidson County, Tennessee South 68 degrees 38 minutes 00 seconds East a distance of 44.26 feet to an iron rod; thence South 07 degrees 13 minutes 41 seconds East a distance of 350.14 feet to an iron rod in the Northern right of way of Edenwold Road; thence with said right of way South 82 degrees 39 minutes 32 seconds West a distance of 193.49 feet; thence along the arc of a curve to the right, said curve having a radius of 25.00 feet, arc length of 51.46 feet, central angle of 117 degrees 55 minutes 54 seconds, a chord bearing of North 38 degrees 22 minutes 31 seconds West and a chord length of 42.84 feet to the beginning. The above described parcel contains 50,055.33 square feet or 1.149 acres more or less.

Being a portion of the same property conveyed to Rivergate Station Joint Venture by Deeds from Robert O. Frensley, a single person, of record in Book 7989, page 554, Register's Office for Davidson County, Tennessee.

TOGETHER WITH all of the rights and obligations set forth in that certain Reciprocal Declaration of Easements and Uses Agreement dated November 20, 1989, of record in Book 7993, page 584, Register's Office for Davidson County, Tennessee, ~~as amended by Amendment to Reciprocal Declaration of Easements and Uses Agreement dated May 6, 1994, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.~~ dea

This is unimproved property.

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

WITNESS the hand and seal of the General Partner on this 17th day of Aug, 1994.

RIVERGATE STATION JOINT VENTURE,
a Tennessee general partnership
by: Robert O. Frensley G.P.
Robert O. Frensley, General Partner

STATE OF TENNESSEE: 3867 08/17 0101 03CHECK 8.00

COUNTY OF DAVIDSON:

Before me, THE UNDERSIGNED, a Notary Public in and for said County and State, personally appeared ROBERT O. FRENSLEY, with whom I am personally acquainted (or who proved upon satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of Rivergate Station Joint Venture, a Tennessee general partnership, the within named bargainor, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the general partnership by himself as such General Partner.

WITNESS my hand and official seal, at office, in Madison, Tennessee, this the 17 day of August, 1994.

Notary Public

My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE