03944

IDENTIF. & REFERENCE

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, 424 Church Street
Nashville, Tennessee 37219

94 OCT 28 PM 2:05

DAVIDSON COUNTY, TN.

Map 106-11
Parcels 18 and 19
Field Book No. 6DA-12499
and 6DA-12498

FB 12
JR

Address New Owner/
Send Tax Bills to:

Humboldt Express, Inc.
345 Hill Avenue
Nashville, TN 37224

BOOK 9504 PG 878

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, RUTH WHITE DORTCH and DAVID D. DORTCH (hereinafter the "GRANTOR"), do hereby quitclaim and convey unto HUMBOLDT EXPRESS, INC., a Tennessee corporation (hereinafter the "GRANTEE"), its successors and assigns, all of their right, title and interest in and to those certain tracts or parcels of land in Nashville, Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

This is improved property known as 336 and 345 Hill Avenue, Nashville, Tennessee 37210.

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

IN WITNESS WHEREOF, the GRANTOR has caused this Quitclaim Deed to be executed as of this 27th day of OCTOBER, 1994.

Ruth White Dortch
RUTH WHITE DORTCH

David D. Dortch
DAVID D. DORTCH

BOOK 9504 PG 879

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, RUTH WHITE DORTCH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 27TH day of OCTOBER, 1994.

M. Joan Gearhart
NOTARY PUBLIC

My Commission Expires:
7-27-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, DAVID D. DORTCH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 27TH day of OCTOBER, 1994.

M. Joan Gearhart
NOTARY PUBLIC

My Commission Expires:
7-27-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this
27TH day of OCTOBER, 1994.

M. Joan Gearhart
Notary Public

My Commission Expires:
7-27-96

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EXHIBIT A

BOOK 9504 PG 880

Tract 1 - 336 Hill Avenue

Being a parcel of land in Nashville, First Civil District, Sixteenth Councilmanic District, Davidson County, Tennessee, located at the easterly terminus of Hill Avenue, east of Crutchfield Avenue, being Lot No. 12 as shown on the Plan of Resubdivision of Reserve Parcel "C", and Lot 12, Interstate Park South, as of record in Book 4460, page 140, R.O.D.C. and being more particularly described as follows:

Beginning at a point in the easterly right-of-way line of Hill Avenue, said point being southeasterly 1,370 feet more or less from the easterly right-of-way line of Crutchfield Avenue;

Thence, leaving said right-of-way line with the southerly line of Lot No. 13 as shown on the Plan of Interstate Park South, as of record in Book 4460, page 29, R.O.D.C., N 82°58' E, 118.25 feet to a point in the westerly right-of-way line of Interstate 24;

Thence, with said right-of-way line, S 24°34' E, 43.30 feet to a point;

Thence, continuing with said right-of-way line, S 02°22' W, 144.22 feet to a point;

Thence, leaving said right-of-way line with the northerly line of Lot No. 11 as shown on the aforementioned Plan of Resubdivision of Reserve Parcel "C" and Lot 12, Interstate Park South, N 87°38' W, 81.52 feet to a point;

Thence, continuing with said line, N 34°13' W, 131.14 feet to a point in the southeasterly right-of-way line of Hill Avenue;

Thence, with said right-of-way line with a curve to the left 66.01 feet to the point of beginning, said curve having a central angle of 63°02', a radius of 60.00 feet, a tangent of 36.79 feet, and a chord of N 24°16' E, 62.73 feet.

Containing 22,063 square feet or 0.51 acres, more or less, described according to the ALTA/ACSM Land Title Survey, dated June 30, 1994, last revised August 24, 1994, prepared by Wendell H. Talley, Sr., Tennessee No. 785, Barge, Waggoner, Sumner and Cannon, 162 Third Avenue, North, Nashville, Tennessee 37201, File No. 14114-00.

Being the same property conveyed to Ruth White Dortch and David D. Dortch by quitclaim deed from Carrier Properties, Inc., a Tennessee corporation, of record in Book 9504, page 869, Register's Office for Davidson County, Tennessee.

LEGAL DESCRIPTION - SURVEY
336 Hill Avenue, Nashville, Tennessee

Tract 2 - 345 Hill Avenue

Being a parcel of land in Nashville, First Civil District, Sixteenth Councilmanic District, Davidson County, Tennessee, located at the southeasterly terminus of Hill Avenue, East of Crutchfield Avenue, being Lot No. 11, as shown on the Plan of Resubdivision of Reserve Parcel "C" and Lot 12 as of record in Book 4460, page 140, R.O.D.C. and being more particularly described as follows:

Beginning at a point in the easterly right-of-way line of Hill Avenue, said point being easterly 1,435 feet from the easterly right-of-way line of Crutchfield Avenue;

Thence, leaving said right-of-way line with the southerly line of Lot No. 12 as shown on said Plan, S 34°13' E, 131.14 feet to a point;

Thence, continuing with said line, S 87°38' E, 81.52 feet to a point in the westerly right-of-way line of Interstate 24;

Thence, with said right-of-way line the following calls;

S 02°22' W, 55.04 feet to a point; BOOK 9504 PG 881

S 03°17' E, 106.02 feet to a point;

S 10°20' W, 68.08 feet to a point;

Thence, leaving said right-of-way line with the northerly line of the Tennessee Prepatory School, N 50°11' W, 366.81 feet to a point;

Thence, leaving said line with the easterly line of Lot No. 10, as shown on said plan, N 33°33' E, 124.60 feet to a point in the southerly right-of-way line of Hill Avenue;

Thence, with said line with a curve to the left 70.02 feet to the point of beginning, said curve having a central angle of 66°52', a radius of 60.00 feet, a tangent of 39.61 feet, and a chord of N 89°13' E, 66.12 feet.

Containing 48,240 square feet or 1.11 acres, more or less, described according to the ALTA/ACSM Land Title Survey, dated June 30, 1994, last revised August 24, 1994, prepared by Wendell H. Talley, Sr., Tennessee No. 785, Barge, Waggoner, Sumner and Cannon, 162 Third Avenue, North, Nashville, Tennessee 37201, File No. 14114-00.

Being the same property conveyed to Ruth White Dortch and David D. Dortch by quitclaim deed from Office Properties, Inc., of record in Book 6594, page 277, Register's Office for Davidson County, Tennessee.

LEGAL DESCRIPTION - SURVEY
345 Hill Avenue, Nashville, Tennessee

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