BOOK 9540 PG 728

# QUITCLAIM DEED

| Address New Owners: | Send Tax Bills to: | Tax Map & Parcel No.: |
|---|---|---|
| Dennis Osborne, et al.<br>534 Donelson Pike<br>Nashville, TN 37214 | Same | Map 108-0<br>Part of Parcel 240 |

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dennis Osborne, an unmarried man ("Grantor"), by these presents does hereby quitclaim and convey unto Vidvest, Inc., a Tennessee corporation ("Grantee"), its successors and assigns, a twenty-three per cent (23%) undivided interest in all of the Grantor's right, title and interest in and to a certain parcel of real property located in Davidson County, Tennessee and more particularly described in Exhibit A attached hereto.

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

WITNESS the Grantor's hand this 5 day of December, 1994.

Dennis Osborne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

1018 12/07 0101 03CHECK 8.00

Personally appeared before me, a Notary Public of the state and county aforesaid, the within named Dennis Osborne, 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 seal, at office, in Nashville, Tennessee this 5 day of December, 1994.

Notary Public
My Commission Expires:
1-27-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0

Affiant

Sworn to and subscribed before me this 5 day of December, 1994.

Notary Public
My Commission Expires:
1-27-96

This instrument was prepared by:

Darrell L. West
144 Second Ave., N. Suite 300
Nashville, Tennessee 37201

**EXHIBIT A**

Tract I:

Land in the 1st Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of A Resubdivision of Lot 2, W. B. Wiggins, Jr. Subdivision, of record in Book 8250, page 216, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Included in the property described above, but excluded from this conveyance, is the following described property located in the 1st Civil District of Davidson County, Tennessee:

Beginning at a point on the existing northerly right-of-way margin of Royal Parkway, said point being the existing southeasterly corner of the aforementioned W. B. Wiggins, Jr. property, thence along the existing northerly right-of-way boundary N 89° 49' 13" W 589.73 feet to a point being the existing southwesterly corner of the aforementioned property; thence along the west property line N 00° 35' 40" E, 18.86 feet to a point on the new northerly right-of-way margin of Royal Parkway; thence along the said right-of-way margin S 88° 08' 09" E 401.06 feet to a point; thence an arc to the left, a chord bearing of S 88° 58' 16" E a radius of 5100.65 feet, an included angle of 01° 40' 15" and an arc length of 148.75 feet to a point on the east property line of the aforementioned property; thence along the said property line S 00° 30' 51" W, 4.86 feet to the point of beginning, containing 0.1430 acres, more or less.

THE ABOVE DESCRIBED TRACT I IS ALSO DESCRIBED AS TRACT II BELOW.

Tract II:

BEING part of Lot Number 2 on the Plan of A Resubdivision of Lot 2 W. B. Wiggins, Jr. Subdivision as of record in Plat Book 8250, Page 216, R.O.D.C., Tennessee, and is more particularly described as follows:

BEGINNING at a scratch on sidewalk on the westerly margin of Donelson Pike marking the northeast corner of this described lot; thence, with said margin South 4 degrees 36 minutes 00 seconds West, 18.04 feet to a point marking the northeast corner of Lot Number 3 on said plan; thence, with the common line of said Lot, North 85 degrees 34 minutes 42 seconds West, 185.00 feet to a P. K. Nail; thence, with the westerly line of said lot Number 3, South 4 degrees 36 minutes 00 seconds West, 195.12 feet to a point in the northerly margin of Royal Parkway; thence with said margin, North 85 degrees 43 minutes 15 seconds West, 40.01 feet to a point; thence, continuing with said margin, with a curve to the right with a delta of 1 degree 43 minutes 21 seconds a radius of 5100.65 feet, a tangent of 76.68 feet, a length of 153.35 feet to a point; thence, North 83 degrees 59 minutes 54 seconds West, 396.15 feet to a point; thence, leaving said margin of Royal Parkway with the westerly line of this described lot, North 4 degrees 36 minutes 29 seconds East, 202.53 feet to a point; thence, with the northerly line of this described lot, South 85 degrees 25 minutes 18 seconds East, 774.35 feet to the point of beginning containing 126,830 square feet more or less or 2.91 acres more or less.

Being part of the same property conveyed to Dennis Osborne, by deed from W. B. Wiggins, Jr. of record in Book 9261, page 675, Register's Office for Davidson County, Tennessee.

15399

PICK-UP