BOOK 9562 PG 726

QUITCLAIM DEED

FROM: C.B. RAGLAND COMPANY, INC.
Grantor

TO: COLONIAL REALTY COMPANY
Grantee

This instrument was prepared by:

Robert N. Buchanan III
Farris, Warfield & Kanaday
Nineteenth Floor
424 Church Street
Nashville, Tennessee 37219

Address New Owner as Follows:	Name and Address of the Person Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Colonial Realty Co. 2720 Eugenia Ave. Nashville, TN 37204	Same	93-06-39.0 93-10-417 93-10-418 93-10-419 118-12-66.0

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is - 0 -.

Baker Walker, Sec-Treas
Affiant

Sworn to and subscribed before me, this 29 day of December, 1994.

Barbara J. Gunderson
Notary Public

My Commission Expires: May 28, 1995

FOR AND IN CONSIDERATION OF the sum of No Dollars ($- 0 -), C.B. Ragland Company a Tennessee corporation (being the same as C.B. Ragland Company, Inc.) "Grantor") has bargained and sold, and by these presents does transfer, quitclaim and convey unto Colonial Realty Company, a Tennessee corporation (the "Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to those certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved or unimproved and known as is set out in Exhibit A.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness our hands as of this 31 day of December, 1994.

22494
IDENTIF. ↑ REFERENCE

95 JAN -3 PM 4:08
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

C.B. RAGLAND COMPANY

By: Baker Walker

Name: Baker Walker
Title: Sec-Treas

157700. 12/29/94

BOOK 9562 PG 727

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Barbara J Newborn a Notary Public of said County and State, personally appeared Baker Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sec-Treas (or other officer authorized to execute the instrument) on behalf of of C.B. Ragland Company, the within named bargainor, a Tennessee corporation, and that he as such Sec-Tr executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Sec-Treas of C.B. Ragland Company.

Witness my hand and seal, at Office, this 29 day of 12, 1994.

Barbara J Newborn
Notary Public

My Commission Expires: May 28, 1995

EXHIBIT A

TRACT I

Improved land known as 300 2nd Avenue South, Nashville, Tennessee

Land in Davidson County, Tennessee, being part of lot No. 17 on the 2nd Plan of Davidson Academy Lots, called "Out Lots", plan not of record, described according to a survey made by W.B. Southgate, Surveyor in 1927, as follows: Said part of said lot No. 17 fronts 297 feet on the easterly side of 2nd Avenue South, formerly Market Street, and runs back easterly along the southerly margin of Mulloy Street, 93 feet, and along the northerly margin of Mansker Street, 92 feet 9 inches to an alley, and shows 297 feet on said alley. Being a portion of the property conveyed in the following deeds: Book 700, page 397, Book 714, page 780; Book 731, page 101; Book 731, page 277; Book 739, page 82; Book 739, page 101; Book 762, pages 29, 32, and 33 Register's Office for Davidson County, Tennessee.

TRACT II

Unimproved land fronting on North side of Thompson Lane, East of Eugenia Avenue, Nashville, Tennessee

Beginning at the point of intersection of the west L&N R.R. right of way and the north margin of Thompson Lane (State Route 155); thence with the said north margin North 82° 15' 45" West 291 feet more or less to a point; thence with the east boundary of Long John Silvers northwardly 200 feet more or less to a point; thence eastwardly to a point in the west L&N R.R. right of way which pint is North 2° 13' 14" East 200 feet more or less from the point of beginning and being part of the property conveyed to Colonial Realty Company by deed from Houston-McCord Realty Company of record in Book 2796, page 499, Register's Office for said County. Being the same property conveyed to C.B. Ragland Company by deed of record in Book 6194, page 329, said Register's Office.

TRACT III A

Unimproved land known as 319 2nd Avenue South, Nashville, Tennessee

Being part of lot No. 7 on the First Plan of Davidson Academy Lots in the City of Nashville, Tennessee, described as follows: Beginning on the westerly side of Second Avenue South, formerly Market Street, at the northeast corner of a part of said lot No. 7 once owned by C.C. Morris; and running northwardly with the west side of Second Avenue South 40 feet to the southeast corner of a part of said lot once owned by the heirs of Samuel Wolf; thence westwardly at right angles 105 feet to a point halfway to Third Avenue South, formerly College Street; thence Southwardly on a line parallel with Second Avenue South 40 feet to said Morris' northwest corner; thence eastwardly with said Morris' line 105 feet to the beginning. Being the same property conveyed to C.B. Ragland Company by deed from C.A. Marker, unmarried of record in Book 982, page 498, Register's Office for Davidson County, Tennessee.

TRACT III B

Unimproved land known as 321 2nd Avenue South, Nashville, Tennessee

Being part of lot No. 7 in the First Plan of Davidson Academy lots, not of record, and described as follows:

Beginning on the westerly margin of Second Avenue South, (formerly Market Street) Mrs. Kate Ryman's S.E. corner; thence with the western margin of said Street southerly 29 1/2 feet, more or less, to Slowey's N.E. corner; thence with his northerly line westerly 105 feet, more or less,

to a point half way to Third Avenue South; thence northerly 29 1/2 feet, more or less, to said Ryman's line; thence with said line easterly 105 feet, more or less to the beginning. Being the same property conveyed to C.B. Ragland Company by deed from Mrs. Bessie Haber, a widow of record in Book 954, page 302, Register's Office for Davidson County, Tennessee.

TRACT IV

Unimproved land known as 325 2nd Avenue South, Nashville, Tennessee

Being part of Lot No. 7 on the first plan of Davidson Academy Lots, not of record described a follows: Beginning at a pint on the westerly margin of Second Avenue South formerly Market Street, 201 feet northerly from the intersection of said Market Street and Franklin Street, and being 584 feet south of the intersection of Demonbreun Street and the said Market Street said beginning point being also 3 feet northerly from the corner of Lots Nos. 7 and 8 in said plan thence with the westerly margin of said avenue northwardly 27 feet thence parallel with the south line of said Lot No. 7 westwardly 104 feet 8 1/2 inches more or less to a point halfway to Third Avenue South thence southwardly 27 feet to a point 3 feet northerly from the south line of said Lot No. 7 thence parallel with said line eastwardly 104 feet 8 1/2 inches more or less, to the beginning. Being the same property conveyed to C.B. Ragland Company, Inc. from Margaret L. Perry, unmarried, of record in Book 1109, page 46, Register's Office for Davidson County, Tennessee.

TRACT IV

Unimproved land known as 331 2nd Avenue South, Nashville, Tennessee

Being Lots Nos. 1 and 2 on the plan of Tindall's Subdivision of Lot No. 8 on the First Plan of Davidson Academy Lots, (neither plan being of record), and described as follows:

Beginning on the westerly margin of Second Avenue South, formerly Market Street, between Franklin and Demonbreun Streets, at the corner of Lots Nos. 7 and 8 in said Academy Plan, being the northeast corner of said lot No. 1; thence southwardly with the westerly margin of Second Avenue South 47 1/2 feet to the northeast corner of Lot No. 3 in said subdivision; thence westwardly with the line between said Lot Nos. 2 and 3, 100 feet; thence northwardly with the western line between said Lot Nos. 1 and 2, 47 1/2 feet to the southern boundary line off Academy Lot No. 7; thence eastwardly with the line between Academy Lots Nos. 7 and 8, 100 feet to the beginning. Being the same property conveyed to C.B. Ragland Company, Inc. from J. W. Gillespie and wife Buyde Gillespie of record in Book 1082, page 618, Register's Office for Davidson County, Tennessee.

3837 01/03 0101 03CHECK 16.00