Box 37 (BW)

BOOK 9597 PG 808

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
B & V Venture 16 Thorndale CT. Nashville, Tn. 37215 C/o George Volkert	163-241	Same
This instrument prepared by: Boult, Cummings, Conners & Berry 222 Third Avenue North, P.O. Box 198062, Nashville, TN 37219		

QUITCLAIM DEED

WHEREAS, Douglas F. Brown and wife, Rose M. Brown (the "Original Grantors") conveyed to Douglas F. Brown, Rose M. Brown and George A. Volkert, doing business as B & V Venture, a Tennessee joint venture, that certain property (the "Property") as described in Deed of record in Book 6293, page 161, Register's Office for Davidson County, Tennessee; and

WHEREAS, it was the intent of the Original Grantors that title be vested in B & V Venture, a Tennessee joint venture (the "Venture"); and

WHEREAS, Douglas F. Brown died leaving a Will (the "Will")which was never probated; and

WHEREAS, pursuant to the Will, Douglas F. Brown devised all of his property, both real and personal, to Rose M. Brown, as confirmed and evidenced by testimony of the persons executing the Affidavit attached hereto as Exhibit A and incorporated by this reference; and

WHEREAS, George A. Volkert and Rose M. Brown have executed and delivered this instrument in order to properly vest title to the Property in the Venture in accordance with the intent of the parties.

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Rose M. Brown and George A. Volkert, doing business as B & V Venture, a Tennessee joint venture (collectively the "Grantor"), by these presents hereby sells, assigns, and quitclaims to B & V Venture, a Tennessee joint venture, comprised of Rose M. Brown and Valerie Volkert (Valerie Volkert being the successor and assignee of George A. Volkert's Interest in the Venture) (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit B, which is attached hereto and incorporated herein by reference (the "Property").

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration of this transfer is $-0-.

George A. Volkert
Affiant

Subscribed and sworn to before me this 16th day of February, 1995.

Sherry Cheatham
Notary Public
My Commission Expires: 7/22/95

NOTARY PUBLIC STATE OF TENNESSEE SHERRY CHEATHAM DAVIDSON COUNTY

203781.1 LLANE
099300-001 1/17/95

This is improved property known as Lots K-1 and K-2 Hickory Hollow Mall Section, 8.

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

IN WITNESS WHEREOF, the Grantor has executed this Deed this _____ day of January, 1995.

Rose M. Brown
ROSE M. BROWN

George A. Volkert
GEORGE A. VOLKERT

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Betty B. Prater, Notary Public, Rose M. Brown, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of January, 1995.

Betty B. Prater
Notary Public

My Commission Expires: 5-6-97

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Stacy Chastain, Notary Public, George A. Volkert, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of January, 1995.

Stacy Chastain
Notary Public

My Commission Expires: 7/22/95

203781.1 LLANE
099300-001 1/17/95

EXHIBIT A

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF PUTNAM

The undersigned, after being first duly sworn, do hereby certify as follows:

1. Douglas F. Brown was married to Rose M. Brown, the undersigned, at the time of Douglas F. Brown's death on September 21, 1988. Rose M. Brown and Douglas F. Brown had been married for fifty-three (53) years at the time of his death.

2. The undersigned, Evelyn P. Breyer and Barbara B. Christian are daughters of Douglas F. Brown and Rose M. Brown.

3. At the time of the death of Douglas F. Brown, the said Douglas Brown had executed and left a Last Will and Testament (the "Will") setting forth his intentions with respect to the distribution of his estate. The undersigned, Evelyn P. Breyer, was named the Executrix pursuant to the Will.

4. Each of the undersigned affiants examined and understood the full and complete terms of the Will, which left all of the property of Douglas F. Brown, both real and personal, to his wife, Rose M. Brown. Based upon the advice of counsel at the time of the death of Douglas F. Brown, which advice each of the undersigned parties were aware of, the Will was not probated as a result of the fact that Rose M. Brown was advised that all of the property owned by Douglas F. Brown, both real and personal, was vested in title with his wife, Rose M. Brown, as husband and wife, holding all of said property as tenants by the entireties, which would result in such property vesting immediately in Rose M. Brown without the necessity of probate of the Will.

5. At the time of the death of Douglas F. Brown, Rose M. Brown was not aware that the interest held in certain real property in Nashville, Davidson County, Tennessee known as Lots K-1 and K-2 of Hickory Hollow Mall, Section 8 (the "Real Property"), it being the understanding of the said Rose M. Brown that the real property interest with respect to the Real Property was owned either as tenants by the entireties with her husband, Douglas F. Brown, or vested in the joint venture known as B & V Venture.

6. Each of the undersigned desire to confirm, pursuant to this Affidavit, that all right, title and interest of Douglas F. Brown in and to the Real Property, vested in the name of Rose M. Brown at the time of the death of the said Douglas F. Brown.

7. Further, the affiants sayeth not.

Rose M. Brown
Rose M. Brown

Evelyn P. Breyer

Barbara B. Christian

Sworn to and subscribed before me this 6th day of February, 1995.

Notary Public

My Commission Expires: 6-5th-95

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BARBARA B. CHRISTIAN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 10th day of February, 1995.

Notary Public

My Commission Expires: 11/2/96

EXHIBIT B

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the east side of Hickory Hollow Lane, southeast of Bell Road, more particularly described as follows:

TRACT K-1. Beginning at a point in the west line of Bobby Beecham property, said point being the common easterly corner between Lots K-1 and K-2 and lying S 25° 10' W, 360.57 feet from a concrete monument in the easterly margin of Bell Road; thence continuing with Beecham's west line, S 25° 10' W 155.60 feet; thence, N 73° 20' 56 W, 244.64 feet to a point in the east margin of Hickory Hollow Lane; thence, with a curve to the left along the east margin of said lane, said curve having a central angle of 16° 04' 53", a radius of 230.00 feet, 64.56 feet; thence, N 69° 01' E, 165.29 feet; thence, S 68° 30' E, 130.30 feet to the point of beginning. Containing 0.78 acre, more or less.

TRACT K-2. Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the east side of Hickory Hollow Lane, southeast of Bell Road; more particularly described as follows: Beginning at a point in the west line of Bobby Beecham property, said point being the common easterly corner between Lots K-1 and K-3 and lying S 25° 10' W, 360.57 feet from a concrete monument in the easterly margin of Bell Road; thence, N 68° 30' W, 130.30 feet; thence, S 69° 01' E, 165.29 feet to a point in the east margin of Hickory Hollow Lane; thence, with said lane along a curve to the left having a central angle of 28° 12' 20", aradius of 230.00 feet, 113.22 feet; thence with a curve to the right having a central angle of 82° 42' 44", a radius of 65.00 feet, 93.83 feet to a point in the southeast margin of Bell Road; thence, with Bell Road, N 68° 50' 55" E, 415.20 feet to a concrete monument, Beecham's northwest corner; thence, with the west line of Beecham, S 25° 10' W, 360.57 feet to the point of beginning. Containing 1.65 acres more or less.

Being the same property conveyed to Douglas F. Brown, Rose M. Brown and George A. Volkert, doing business as B & V Venture, a Tennessee joint venture, by deed of record in Book 6293, page 161, Register's Office for Davidson County, Tennessee. The said Douglas F. Brown having since died.

35073
IDENTIFICATION REFERENCE
95 FEB 17 PM 3:19
REGISTER
DAVIDSON COUNTY, TN.
2746 02/17 0101 03CHECK 20.00