BOOK 9614PG462

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Jeffrey A. Smith and MS-COT, a partnership P.O. Box 145 Hermitage, TN 37076-0145	Owner	86-309

This instrument prepared by: DAVID B. GRAY
144 Second Avenue North, Suite 203, Nashville, Tennessee 37201

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, MS-COT, a partnership, ("Grantor") hereby sells and quitclaims to Jeffrey A. Smith, an individual ("Grantee"), his heirs and assigns, a one-half (1/2) undivided interest as a tenant in common of all of Grantor's rights, title and interest in an to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property is made expressly subject to all limitations, restrictions, easements, covenants, and encumbrances as may affect the Property.

This is unimproved property.

Executed this 8th day of March, 1995.

3651 03/09 0101 03CHECK 16.00

MS-COT, a partnership, Grantor

By: _____
Odell Binkley, Jr., Partner

By: _____
Odell R. Binkley, Partner

By: _____
John M. Binkley, Partner

40485
IDENTIF. & REFERENCE

95 MAR -9 AM 8:54
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the County and State aforesaid, personally appeared Odell Binkley, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a partner of MS-COT, the within named bargainor, a partnership, and that he, as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand, at Nashville, Tennessee, this the 8th day of March, 1995.

NOTARY PUBLIC

My Commission Expires: 5/25/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the County and State aforesaid, personally appeared Odell R. Binkley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a partner of MS-COT, the within named bargainor, a partnership, and that he, as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand, at Nashville, Tennessee, this the 8th day of March, 1995.

NOTARY PUBLIC

My Commission Expires: 5/25/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the County and State aforesaid, personally appeared John M. Binkley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a partner of MS-COT, the within named bargainor, a partnership, and that he, as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand, at Nashville, Tennessee, this the 8th day of March, 1995.

NOTARY PUBLIC

My Commission Expires: 5/25/96

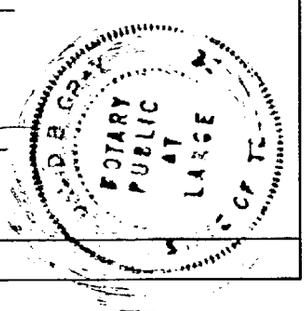
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this 21 day of March, 1995.

Notary Public
My Commission Expires: 5/25/96



rdymxqc.ded

EXHIBIT A

LAND lying in the Fourth Civil District of Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a point on Old Hickory Boulevard with the intersection of Nashville Eastern Railroad, which is the southeast corner of this tract; thence proceeding South 68° 6' West 725 feet to a point adjacent to the Nashville Eastern Railroad; thence proceeding North 21° 54' West 806.00 feet to a point in the center of Stoner Creek; thence South 52° 41' East 54.97 feet to a point in the center of Stoner Creek; thence South 46° 05' East 624.73 feet to a point in the center of Stoner Creek; thence North 72° 45' East 441.55 feet to a point adjacent to Old Hickory Boulevard; thence South 22° 13' East 153.08 feet to the point of beginning, containing 5.02 acres, more or less, according to survey by Collier Engineering, dated December, 1987.

BEING the same property conveyed to MS-COT, a Partnership, by Deed of Record in Book 7436, page 522, Register's Office for Davidson County, Tennessee.

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