This Instrument Prepared by: THOMAS N. McADAMS, Esq.
BERNSTEIN, STAIR & McADAMS
Suite 600, 530 South Gay Street
Knoxville, Tennessee 37902
(615) 546-8030

95 APR 20 AM 9:12
DAVIDSON COUNTY, TN.
REGISTER

53205
IDENTIFICATION REFERENCE

Owner/Responsible Taxpayer:
Derward K. Trent
Knox Youth Sports, Inc.
1504 Riverview Tower
900 South Gay Street
Knoxville, Tennessee 37902

MAIL ENV.

Tax Parcel No.: Map 135-15
Parcel 253

QUITCLAIM DEED

This instrument is made and entered into as of April 12, 1995, by and between **FRED D. BENTON** (hereinafter referred to as "Grantor"), and **KNOX YOUTH SPORTS, INC.**, a Tennessee not-for-profit corporation (hereinafter referred to as "Grantee").

W I T N E S S E T H:

That Grantor, for good and valuable consideration, and as a gift and charitable contribution to Grantee, the receipt of which is hereby acknowledged, does hereby sell, assign, convey and quitclaim unto the said Grantee, all Grantor's right, title and interest in and to the following described property:

SITUATED in the Second (2nd) Civil District of Davidson County, Tennessee, and being a tract of land located on the northeast side of Murfreesboro Road, generally South of Nashboro Blvd. and more particularly described according to a survey of Kenneth House dated January 16, 1983 and being more particularly described as follows:

BEGINNING at an iron pin located in the Northeast margin of Murfreesboro Road, being South 20°29' East, along Murfreesboro Road, 1155 more or less feet from the intersection of the South radius return of Nashboro Blvd. and Murfreesboro Road; thence, with the Murfreesboro East R.O.W. margin, North 20°29' West, 426.32 feet to an iron pin being the southwest corner of the Mary Ridley property, as of record in Deed Book 3431, Page 132, R.O.D.C.; thence, leaving Murfreesboro Roads' east margin and with the Ridley boundary line, South 85°29' East, 177.56 feet to an iron pin; thence along Ridley's East line passing through Ridley's northeast corner and along Mary Gill Douglas' East line, as of record in Book 3973, Page 835, North 3°54' East, a total distance of 358.24 feet to a point; thence, along Douglas' line passing through Douglas' southeast corner and along Mary Douglas' South line as of record in Book 1300, Page 580, South 85°18' East, 440.00 feet to a point; thence, leaving said Douglas' south line and with a new line, South 4°42'27" West, 407.29 feet to a point, thence North 85°17'33" West, 50.00 feet to a point; thence South 4°42'27" West, 50.00 feet to a point in the beginning of a curve to the right; thence with said curve being a radius of 239.92 feet on a curve

distance of 271.39 feet to a point; thence South 73°48'27" West, 200.56 feet to a point; thence South 69°31'06" West, 25.00 feet to a point at the beginning of a radius return to the right; thence with said radius return having a radius of 25.00 feet and a curve distance of 39.27 feet to the point of beginning, containing 316,544.52 square feet, 7.27 acres, more or less.

BEING part of the same property conveyed to First Party and Durward K. Trent by Warranty Deed dated April 1, 1983, from American Apartment Management Company, Inc., or record in Deed Book 9642, page 39, in the Register's Office for Davidson County, Tennessee. First Party is the owner of a one-half interest in the property as tenant in common with Durward K. Trent.

THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD, NO NEW SURVEY HAVING BEEN MADE AT THE TIME OF CONVEYANCE.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand as of the day and date first above written.

FRED D. BENTON

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me,, a Notary Public in and for said county and state, FRED D. BENTON, the within named bargainor, 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, this 12th day of April, 1995.

NOTARY PUBLIC

My Commission Expires: 10-1-96

NOTARY PUBLIC KNOX COUNTY, TN

AFFIDAVIT OF CONSIDERATION

I hereby swear or affirm that the actual consideration is $-0-.

AFFIANT

SWORN TO AND SUBSCRIBED before me, this 12th day of April, 1995.

NOTARY PUBLIC
My Commission Expires: 10-1-96

CAESAR STATE NOTARY PUBLIC KNOX COUNTY, TN

Z:\ADA\BENTON.DCD
March 17, 1995 - 11:24am

FILED 3/20 2:01 DEED TAX 8.00