BOOK 9653 PG 159

316662

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

QUITCLAIM DEED

:Address New Owner(s) :As Follows:	: Send Tax Bills To:	: Map Parcel Numbers:
:Ransom Place :Commercial Owners' :Association & Third :National Bank :P.O. Box 305110 :Nashville, TN :37230-5110	:Third National Bank :P.O. Box 305110 :Nashville, TN :37230-5110	:135-00-0-379.00

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, RANSOM PLACE HOMES, INC., a Tennessee Corporation, by these presents does hereby quitclaim and convey unto RANSOM PLACE COMMERCIAL OWNERS' ASSOCIATION, a Tennessee not for profit corporation, its successors and assigns, all its right, title and interest in and to the property described on Exhibit A attached hereto.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 14th day of April, 1995.

RANSOM PLACE HOMES, INC.

BY: Henry L. McCall

Title: President

54390
IDENTIFICATION REFERENCE

95 APR 24 PM 2:07
FELIX A. ALLISON
DAVIDSON COUNTY TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

3991 04/24 0101 03CHECK 12.00

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Henry L. McCall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the President of Ransom Place Homes, Inc., the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 14th day of April, 1995.

Notary Public

My Commission Expires:

3/22/97

NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me
this 24th day of April, 1995.

Notary Public

My Commission Expires:

3/22/97

EXHIBIT A

A detention basin in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee, on the Old Glory Corporation property of record in Deed Book 6455, Page 862, R.O.D.C., Tennessee and being more fully described as follows:

Commencing at an existing iron rod in the westerly right of way line of Una-Antioch Pike, said iron rod being the common corner of said Old Glory Corporation property and Lot 1, Pinnacle Point commercial Tract of record in Plat Book 6250, Page 733, R.O.D.C., Tennessee; thence,

a. With said common line N 79° 52' 16" W, 10.00 feet to a point that begins the future westerly line of Una-Antioch Pike; thence,

b. With said further westerly line, S 10° 07' 44", 102.97 feet to the point of beginning; thence,

1. Continuing with the future westerly line of Una-Antioch Pike, S 10° 07' 44" W, 35.00 feet; thence,

2. With 1233.50 foot radius curve to the right, 163.00 feet, said curve leaving chord bearing and distance of S 13° 54' 52" W, 162.88 feet; thence,

3. Leaving said future westerly line, N 79° 52' 16" W, 110.00 feet; thence,

4. N 8° 49' 08" W, 204.42 feet; thence,

5. N 84° 19' 37" E, 52.10 feet; thence,

6. S 79° 52' 16" E. 105.00 feet to the terminus point of a 20 foot drainage easement, continuing 20.00 feet for a total of 125.00 feet; thence,

7. S 40° 03' 55" E, 15.62 feet to the point of beginning an containing 0.72 acres (31,421 square feet), more or less.

Being the same property conveyed to Grantor by deed from Barbara L. Eatherly and William B. Owen, and their spouses, of record in Book 9195, Page 119, Register's Office for Davidson County, Tennessee. The foregoing description is the same as in said prior deed.