0067449

IDENTIFICATION REFERENCE

This Instrument Prepared by:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville, Tn 37219

95 JUN -6 PM 3:30

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

41

BOOK 9693PG 41

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Hillsboro Food Festival, L.P. c/o Grace Development, Inc. 3309 Fairmont Drive Nashville, Tennessee 37203	Same	104-8-126

For and in consideration of one dollar cash in hand paid and other valuable consideration, **GRACE DEVELOPMENT, INC.**, a Tennessee corporation, hereinafter the GRANTOR, does hereby quitclaim and convey unto **HILLSBORO FOOD FESTIVAL, L.P.**, a Tennessee limited partnership, hereinafter the GRANTEE, all of its right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lots Nos. 113 and 114 and the northerly 10 feet of Lot 115, on the revised plan of part of University Place of record in Book 332, page 145, in the Register's Office of Davidson County, Tennessee, and more particularly described as follows:
>
> Beginning at an iron rod at the intersection of the easterly ROW margin of Hillsboro Road (21st Avenue S.) and the southerly ROW margin of Capers Avenue; thence with the said ROW margin of Capers Avenue South 82 degrees 07 minutes 16 seconds East 150.00 feet to a concrete monument in the westerly margin of a 15 foot alley; thence with the westerly margin of said alley South 7 degrees 55 minutes 40 seconds West 110.00 feet to a concrete monument; thence leaving said alley North 82 degrees 07 minutes 16 seconds West 150.00 feet to an iron rod in the easterly margin of Hillsboro Road (21st Avenue S.); thence with said ROW margin North 7 degrees 55 minutes 40 seconds East 110.00 feet to the point of beginning, containing 16,500 square feet or 0.38 acres more or less, according to the as-built survey, dated October 25, 1994, prepared by Howard W. Anderson, Tennessee No. 527, A & A Engineers, Inc., P.O. Box 40048, Nashville, Tennessee 37204, Job No. 5320-94.
>
> Being the same property conveyed to Grantor by Substitute Trustee's Deed from John C. Phipps II, as Substitute Trustee, of record in Book 8728, page 143, Register's Office for Davidson County, Tennessee.

This is improved property known as 1602 21st Avenue South, Nashville, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized representative this 6th day of June, 1995.

GRACE DEVELOPMENT, INC.

BY: John R. Grace, V.P. & Secretary
JOHN R. GRACE, VICE PRESIDENT
AND SECRETARY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Connie L. Edwards a Notary Public in and for said county and state, personally appeared JOHN R. GRACE . with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who. upon oath, acknowledged that he is the VICE PRESIDENT AND SECRETARY of GRACE DEVELOPMENT, INC. the within named bargainor, a coporation, and that he as such VICE PRESIDENT AND SECRETARY executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation as VICE PRESIDENT AND SECRETARY.

Witness my hand, at office, this 6th day of June, 1995.

Connie L. Edwards
Notary Public

My Commission Expires: 1/25/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

8337 06/06 0101 03CHECK 8.00

The actual consideration for this transfer is $ -0 .

John R. Grace
Affiant

Subscribed and sworn to before me, this
the 6th day of June, 1995.

Connie L. Edwards
Notary Public

My Commission Expires: 1/25/97