This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

QUITCLAIM DEED

BOOK 9760 PG 417

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
ROY C. FLOWERS 194 Spence Lane Nashville, TN 37210	Same	94-13-125

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SAM D. HODGES, III, TRUSTEE with full power to mortgage, transfer, and convey without the necessity of joinder of any beneficiary (the "Grantor") has bargained and sold, and by these presents does transfer and convey (Quitclaim) unto the said ROY C. FLOWERS (the "Grantee"), an unmarried man, his heirs, successors, and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, State of Tennessee, described in Exhibit "A" attached hereto and incorporated herein by reference.

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 executed this instrument on this 11th day of August, 1995.

Sam D. Hodges III Trustee
SAM D. HODGES, III, TRUSTEE

1612 09/11 0101 03CHECK 12.00

0088697
IDENTIF. & REFERENCE

95 AUG 11 PM 1:22
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAM D. HODGES, III, TRUSTEE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, Tennessee, this 11th day of AUGUST, 1995.

Bettie Jane Winton
NOTARY PUBLIC

My Commission Expires: 5/23/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $0.

Sam D. Hodges III
Affiant

Subscribed and sworn before me this 11th day of AUGUST, 1995.

Bettie Jane Winton
NOTARY PUBLIC

My Commission Expires: 5/23/98

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EXHIBIT "A"

LEGAL DESCRIPTION

BOOK 9760PG419

A tract of land in the First Civil District, 16th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee; said tract being all and the same as Parcel 125 on Metro Property Map 94-13 as shown on the plat of Fessler Interstate Business Center of record in Book 7900, page 955, Register's Office for Davidson County, Tennessee; said tract being more particularly described as follows:

BEGINNING at an existing iron pin at the right-of-way intersection of Interstate 40 and the northerly right-of-way line of Rundle Avenue, a 50-foot road; said iron pin also being the southeasterly corner of the herein described tract; thence,

1. With said northerly right-of-way line of Rundle Avenue, North 83° 46' 52" West, 733.99 feet to a point in the easterly property line of the National Christian Missionary Convention, Inc. of record in Book 6616, page 131, Register's Office for Davidson County, Tennessee; thence,
2. With said easterly property line, North 30° 52' 24" East, 447.84 feet to a point in the southerly property line of Cummings Incorporated International Sign Service of record in Book 7402, page 53, Register's Office for Davidson County, Tennessee; thence,
3. With said southerly line, in part, South 61° 27' 39" East, 6.69 feet to a point in the easterly property line of said Cummings Incorporated International Sign Service; thence,
4. With said easterly line, North 31° 41' 31" East, 44.02 feet to an existing iron pin; thence,
5. North 07° 28' 43" East, 113.48 feet to an existing iron pin in the southwesterly right-of-way line of Interstate 40; thence,
6. With the right-of-way of said Interstate 40, South 49° 57' 34" East, 197.33 feet to an iron pin set in concrete monument; thence,
7. South 09° 06' 42" West, 47.02 feet to an existing concrete highway monument; thence,
8. South 86° 40' 33" East, 70.66 feet to an existing concrete highway monument; thence,
9. South 46° 46' 28" East, 53.84 feet to an existing concrete highway monument; thence,
10. South 37° 42' 00" East, 367.09 feet to an existing railroad spike in broken concrete highway monument; thence,
11. South 11° 37' 26" West, 108.10 feet to the point of beginning and containing 236,849 square feet or 5.437 acres, more or less, as described on the survey by Ragan-Smith-Associates, Inc., Job No. 87-136/4813, revision 5, dated June 7, 1995.

BEING the same property conveyed to Sam D. Hodges, III, Trustee, by Deed of Record in Book 9152, page 590, Register's Office for Davidson County, Tennessee.

and

BEING the same property conveyed to Roy C. Flowers d/b/a Fessler Interstate Business Center, by Deed of Record in Book 9488, page 83, Register's Office for Davidson County, Tennessee.