Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Sudekum, L.P. c/o Kermit C.Stengel,Jr. Suite 1500 201 4th Avenue, North Nashville, TN 37219	92-15-179 103-15-33 103-15-37 103-15-39	Sudekum, L.P. c/o Kermit C. Stengel, Jr. 201 4th Avenue, North Suite 1500 Nashville, TN 37219
This instrument prepared by: Boult, Cummings, Conners & Berry (JWG) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Robert E. Baulch, Jr., Trustee f/b/o Viola Sudekum U/A 12/29/89; Third National Bank, Trustee f/b/o Marie S. Woolwine U/A 12/4/92; Anthony S. Johnston; Frances J. Earthman; Kermit C. Stengel, Jr. Trustee f/b/o Nettie Elizabeth Stengel Joy U/A 1/3/67; Kermit C. Stengel, Jr. Trustee f/b/o Kermit C. Stengel, Jr. U/A 1/3/67 (the "Grantor"), by these presents hereby sells, assigns and quitclaims to Sudekum, L.P., a Tennessee limited partnership (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to that certain real property located in Davidson County, Tennessee, and being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

0095741
IDENTIFICATION REFERENCE
95 AUG 31 PM 1:00
FELIX Z. HILL, REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 31 day of August, 1995.

Notary Public

My Commission Expires: 7/24/99

DEBRA S. FRAZIER NOTARY PUBLIC DAVIDSON COUNTY

242532.1 JGIBBS
092350-001 7/21/95

IN WITNESS WHEREOF, the Grantor has executed this Deed this _____ day of _____, 1995.

Robert E. Baulch, Jr., Trustee f/b/o Joanne B. Mattonen, Robert E. Baulch, III and David J. Baulch U/A 12/29/89

Third National Bank, Trustee f/b/o Marie S. Woolwine U/A 12/4/92

By: Pamela Vaden
V.P. & Tr.

Anthony S. Johnston

Frances J. Earthman

Kermit C. Stengel, Jr., Trustee f/b/o Nettie Elizabeth Stengel Joy U/A 1/3/67

Kermit C. Stengel, Jr., Trustee f/b/o Kermit C. Stengel, Jr. U/A 1/3/67

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Sandra J Abernathy, Notary Public, Robert E. Baulch, Jr., Trustee f/b/o Jaonne B. Mattonen, Robert E. Baulch, III and David J. Baulch U/A 12/29/89, with whom I am personally acquainted, and who acknowledged that he executed the within instrument, for the purposes therein contained.

WITNESS my hand, at office, this 21 day of July, 1995.

Sandra J Abernathy
Notary Public

My Commission Expires: 1-20-99

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Mary M. Brown, Notary Public, Pamela Utley, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained and who further acknowledged that she is Vice President/Trust Officer of Third National Bank and is authorized to execute this instrument on behalf of said corporation in its capacity as Trustee f/b/o Marie S. Woolwine U/A 12/4/92.

WITNESS my hand, at office, this 26th day of July, 1995.

Mary M. Brown
Notary Public

My Commission Expires: 3/22/97

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, MARY M. BROWN, Notary Public, Anthony S. Johnston, with whom I am personally acquainted, and who acknowledged that he executed the within instrument, for the purposes therein contained.

WITNESS my hand, at office, this 24th day of July, 1995.

Mary M. Brown
Notary Public

My Commission Expires: 3/22/97

STATE OF TENNESSEE

9217 08/31 0101 03CHECK 36.00

COUNTY OF DAVIDSON

Personally appeared before me, Amy L McFeeters, Notary Public, Frances J. Earthman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument, for the purposes therein contained.

WITNESS my hand, at office, this 1st day of August, 1995.

Amy L McFeeters
Notary Public

My Commission Expires: 5/30/99

242532.1 JGIBBS
092350-001 7/21/95

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Sandra J Abernathy Notary Public, Kermit C. Stengel, Jr., Trustee f/b/o Nettie Elizabeth Stengel Joy U/A 1/3/67, with whom I am personally acquainted, and who acknowledged that he executed the within instrument, for the purposes therein contained.

WITNESS my hand, at office, this 21 day of July, 1995.

Sandra J Abernathy
Notary Public

My Commission Expires: 1-20-97

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Sandra J Abernathy Notary Public, Kermit C. Stengel, Jr., Trustee f/b/o Kermit C. Stengel, Jr. U/A 1/3/67, with whom I am personally acquainted, and who acknowledged that he executed the within instrument, for the purposes therein contained.

WITNESS my hand, at office, this 21 day of July, 1995.

Sandra J Abernathy
Notary Public

My Commission Expires: 1-20-99

EXHIBIT A

Five parcels of land located in Nashville, Davidson County, Tennessee, described as follows:

Parcel One:

Being the northeasterly part of Lot No. 1 on the Sudekum Subdivision, of record in Book 4060, page 131, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the southeast margin of Harding Road, said point being North 45° 32' East 101.42 feet from the southwest corner of said Lot No. 1 as measured along said southeast margin of Harding Road; thence, from said point of beginning, continuing along the southeast margin of Harding Road, North 45° 32' East 185.11 feet to a point, the beginning of a curve; thence, around a curve to the right having a radius of 25 feet, a distance of 40.43 feet to a point in the southwest margin of Woodlawn Avenue; thence, with the southwest margin of Woodlawn Avenue, South 36° 21' East 174.59 feet to a point; thence, leaving said Woodlawn Avenue, South 47° 34' West 210.43 feet to a point; thence North 36° 40' West 204.46 feet to the point of beginning; containing 0.99 acres, more or less.

Parcel Two:

Being the southwesterly part of Lot No. 1 on the Sudekum Subdivision, of record in Book 4060, page 131, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the southeast margin of Harding Road, said point being North 45° 32' East 101.42 feet from the southwest corner of said Lot No. 1, as measured along said southeast margin of Harding Road; thence, from said point of beginning, proceeding South 36° 40' East 204.46 feet to a point in the rear line of said Lot No. 1; thence, with the rear line of Lot No. 1, South 47° 34' West 102.43 feet, more or less, to a point in the margin of the property now or formerly of Crescent Amusement Company (being the Belle Meade Theatre Shopping Center property); thence, in a northwesterly direction around a curve to the left having a radius of 206.40 feet, a distance of 24.14 feet; thence, North 36° 40' West 176.95 feet to a point in the southeast margin of Harding Road; thence with said southeast margin, North 45° 32' East 101.42 feet to the point of beginning; containing 0.46 acres, more or less.

Parcel Three:

Land in Davidson County, Tennessee, being the easterly 60 feet of Lot No. 2 on the Plan of the Kenner-Mannor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for said County.

Said part of Lot No. 2 fronts 60 feet on the southerly side of Harding Road (West End Avenue) and runs back between parallel lines 199.65 feet on the east and 199.75 feet on the west to a dead line on which it measures approximately 60 feet, according to a survey prepared by Barge, Waggoner, Sumner & Cannon, Engineers, Nashville, Tennessee, dated March 15, 1972.

Parcel Four:

A tract of land lying in the First Civil District of Davidson County, in the City of Nashville, Tennessee, and being a portion of Lots 1 and 2 of A.A. Mellier's Subdivision, of record in Book 57, page 127, Register's Office for Davidson County, Tennessee, and being more particularly described, according to the hereinafter referenced survey, as follows:

BEGINNING at an existing iron pin at the intersection of the southeasterly margin of Elliston Place and the southwesterly margin of 21st Avenue North; thence,

1. With the southwesterly margin of said 21st Avenue North, South 31° 13' 28" East 160.54 feet to an existing iron pin on the northerly margin of a 10-foot wide alley; thence,

2. With the northerly margin of said alley, South 59° 06' 38" West 53.04 feet to an existing iron pin on the easterly line of Tract No. 2 of the Humble Oil and Refining Company property as re-recorded in Deed Book 4577, page 620, said Register's Office; thence,

3. With said northeasterly line, North 36° 39' 19" West 153.55 feet to a tack in lead set on the southeasterly margin of Elliston Place; thence,

4. With said southeasterly margin, North 52° 33' 08" East 67.98 feet to the POINT OF BEGINNING; containing 9,476 square feet, more or less.

The above description was prepared from a survey dated April 22, 1994, bearing Job No. 94-034, made by John O. Spry, Tennessee No. 727, Reagan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37213.

Parcel Five:

A parcel of land in the 7th Civil District of Nashville, Davidson County, Tennessee, located on the southwesterly side of Woodlawn Drive between Woodlawn Drive and Ridgefield Drive and Harding Road, being Lot No. 2 of Sudekum Subdivision, as recorded in Book 4060, page 131, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey of Barge, Waggoner, Sumner & Cannon, dated July 1, 1975, and updated December 11, 1979, as follows:

Beginning at a point in the southwesterly margin of Woodlawn Drive, being 200.78 feet southeasterly from the southeast margin of Harding Road;

Thence, with said Woodlawn Drive, South 36° 21' East 720.63 feet to a concrete monument;

Thence, with a curve to the right having a central angle of 124° 51' and a radius of 20.00 feet, 43.58 feet to a concrete monument in the northerly margin of Ridgefield Drive;

Thence, with said Drive, South 88° 30' West 321.78 feet to a concrete monument;

Thence, with a curve to the right having a central angle of 22° 22' and a radius of 269.22 feet, 105.09 feet to a brass cap in stone wall;

Thence, continuing with stone wall, with a curve to the right having a central angle of 35° 44' and a radius of 257.67 feet, 160.70 feet to a brass cap;

Thence, North 33° 24' West 2.71 feet to a point;

Thence, with a curve to the right having a central angle of 5° 20' and a radius of 264.20 feet, 24.59 feet to a point;

Thence, North 28° 04' West 2.92 feet to a point;

Thence, with a curve to the right having a central angle of 23° 26' and a radius of 453.30 feet, 185.39 feet to a point;

Thence, North 04° 38' West 4.00 feet to a point;

Thence, with a curve to the left having a central angle of 25° 20' and a radius of 206.40 feet, 91.26 feet to a point;

Thence, with the southeasterly line of Lot No. 1 of said Subdivision, North 47° 34' East 312.86 feet to the point of beginning.

Containing 5.25 acres, more or less.

Derivation

The above Parcels One through Five being part of the same property devised to Viola Sudekum Slack (now Viola Sudekum Baulch), Elizabeth Sudekum Johnston, Sara S. Stengel, and Marie Sudekum Woolwine under the terms of the Will of Nettie E. Sudekum, of record in Will Book 78, page 1, in the office of the Clerk of the Probate Court for Davidson County, Tennessee.

Parcel Three is part of the same property conveyed to Nettie E. Sudekum by deed from Rainbow Realty Company, of record in Book 2338, page 453, Register's Office for Davidson County, Tennessee.

Parcel Four being part of Tract 2 conveyed to Nettie E. Sudekum, by deed of record in Book 911, page 328, Register's Office for Davidson County, Tennessee.

All of the above parcels subsequently have been conveyed as follows:

(a) Viola Sudekum Baulch conveyed a one-fourth (1/4) undivided interest in each of Parcels One through Five to Robert E. Baulch, Jr., Trustee U/A December 29, 1989, by deeds of record in Book 9009, page 395 (Parcels One and Two), Book 9009, page 393 (Parcel Three), Book 9009, page 397 (Parcel Four), Book 9009, page 391 (Parcel Five), Register's Office for Davidson County;

(b) Elizabeth Sudekum Johnston having since died, with her will being of record in Will Book 163, page 825, in the office of the Clerk of the Probate Court for Davidson County, Tennessee; and Third National Bank in Nashville, Executor of the Estate of Elizabeth S. Johnston, joined by D. Webster Johnston, as the surviving spouse of Elizabeth S. Johnston, conveyed a one-eighth (1/8) undivided interest in said property to Anthony S. Johnston, by deed of record in Book 8295, page 291, Register's Office for Davidson County, and also conveyed a one-eighth (1/8) undivided interest in said property to Frances J. Earthman, by deed of record in Book 8295, page 293, said Register's Office. Said Elizabeth Sudekum Johnston was survived by three children, Dan W. Johnston, Jr., Anthony S. Johnston, and Frances J. Earthman. An undivided interest in said parcels became vested in Dan W. Johnston, Jr., pursuant to the Last Will and Testament of Elizabeth Sudekum Johnston, of record in Will Book 163, page 825, Probate Office for Davidson County, Tennessee. In order to transfer all of his right, title, and interest, if any, in and to his undivided interest in said parcels, Dan W. Johnston, Jr. did quitclaim, transfer, and convey to Anthony S. Johnston and Frances J. Earthman, all of his right, title, and interest, if any, in and to said parcels as follows:

(i) One-half (1/2) of his right, title, and interest in Parcels One and Two to Anthony S. Johnston by quitclaim deed of record in Book 9499, page 276, Register's Office for Davidson County, and the other one-half (1/2) of his right, title, and interest in Parcels One and Two to Frances J. Earthman by quitclaim deed of record in Book 9499, page 278, said Register's Office.

(ii) One-half (1/2) of his right, title, and interest in Parcel Three to Anthony S. Johnston by quitclaim deed of record in Book 9499, page 280, Register's Office for Davidson County, and the other one-half of his right, title, and interest in Parcel Three to Frances J. Earthman by quitclaim deed as of record in Book 9499, page 284, said Register's Office.

(iii) One-half (1/2) of his right, title, and interest in Parcel Four to Anthony S. Johnston by quitclaim deed of record in Book 9499, page 286, Register's Office for Davidson County, and the other one-half of his right, title, and interest in and to said Parcel Four to Frances J. Earthman by quitclaim deed as of record in Book 9499, page 292, said Register's Office.

(iv) One-half (1/2) of his right, title, and interest in Parcel Five to Anthony S. Johnston by quitclaim deed of record in Book 9499, page 274, Register's Office for Davidson County, and the other one-half of his right, title, and interest in said Parcel Five to Frances J. Earthman by quitclaim deed as of record in Book 9499, page 288, said Register's Office.

(c) Sara S. Stengel conveyed all of her right, title and interest in Parcels One through Four to Sara S. Stengel, Trustee U/A dated January 13, 1983, by deeds of record in Book 6000, page 853 (Parcels One and Two), Book 6000, page 855 (Parcel Three), Book 6000, page 857 (Parcel Four), Register's Office for Davidson County; and Sara S. Stengel, Trustee U/A January 13, 1983, joined by Sara Stengel, individually, conveyed a one-fourth (1/4) undivided interest in Parcels One through Four to Kermit C. Stengel, Jr., Trustee for Kermit C. Stengel, Jr. U/A January 3, 1967, and to Kermit C. Stengel, Jr., Trustee for Nettie Elizabeth Stengel Joy U/A January 3, 1967, being a one-eighth (1/8) undivided interest to each such grantee, by deeds of record in Book 7189, page 859 (Parcels One and Two), Book 7739, page 396 (Parcels Three and Four), Register's Office for Davidson County, and Sara S. Stengel conveyed her interest in Parcel Five to Kermit C. Stengel, Jr., Trustee for Kermit C. Stengel, Jr. U/A January 3, 1967 and to Kermit C. Stengel, Jr., Trustee for Nettie Elizabeth Stengel Joy U/A January 3, 1967 by deeds of record in Book 4469, page 746, Book 4469, page 748, Book 4472, page 365, and Book 4472, page 367, Register's Office for Davidson County (said deeds of record in Book 4469, page 746 and Book 4472, page 367 were corrected by deed of record in Book 4804, page 615, said Register's Office); and

(d) Marie Sudekum Woolwine conveyed a one-fourth (1/4) undivided interest in each of Parcels One through Five to Third National Bank in Nashville, Trustee U/A dated December 4, 1992, by deeds of record in Book 8807, page 373 (Parcels One and Two), Book 8807, page 379 (Parcel Three), Book 8807, page 381 (Parcel Four), and Book 8807, page 376 (Parcel Five), said Register's Office.