44

BOOK 9811 PG 293

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-1-.

Louis A. McRedmond
AFFIANT

Subscribed and sworn to before me, this 28 day of September, 1995.

Carolyn E. Lee
Notary Public

My Commission Expires: My Commission Expires MAR. 27, 1999

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:

Gullett, Sanford, Robinson & Martin
230 Fourth Avenue, North
P.O. Box 198888
Nashville, TN 37219-8888

95 SEP 29 PM 3:39
FELIX Z. BELSCATH REGISTER
DAVIDSON COUNTY, TN.

0106609
IDENTIF. # REFERENCE

Address New Owner As Follows:
Fiddler's, Inn, Inc.
2607 Crump Drive
Nashville, TN 37214

Send Tax Bills To:
SAME

Map-Parcel Number:
Part of Map 62, Parcel 34

0523 09/29 0101 03CHECK 12.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **MUSIC VALLEY PARTNERS LIMITED PARTNERSHIP,** a North Carolina limited partnership ("Grantor"), for and in consideration of ONE DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby releases, remises, and quitclaims unto **FIDDLER'S INN, INC.,** a Tennessee corporation ("Grantee"), all of Grantor's right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises. The subject property is unimproved.

WITNESS our hand this 26th day of September, 1995

GRANTOR:

MUSIC VALLEY PARTNERS LIMITED PARTNERSHIP, a North Carolina limited partnership

By: Fleming-Valdosta Co., General Partner

By: _____

Name: J. Dixon Fleming, Jr.

Title: Chairman and CEO

STATE OF North Carolina)
COUNTY OF Johnston)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Dixon Fleming, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chairman and CEO of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

_____
Notary Public

My Commission Expires: 2/2/98

WENDY H. HOWARD NOTARY PUBLIC JOHNSTON CO., N.C.

EXHIBIT A

Legal Description

BOOK 9811 PG 300

Land in Davidson County, Tennessee, being a portion of Lot 2 on the Plat of Music City Outlet Center, Re-Subdivision of Lot 1, of record in Book 9700, page 21, Register's Office for Davidson County, Tennessee, and being more particularly described, according to a survey by Ragan-Smith-Associates, Inc., George E. Daniels (TN R.L.S. No. 737), dated June 22, 1995, as follows:

BEGINNING at a point in the easterly property line of the Gleaves Farm, Ltd., tract of record in Book 6849, page 546, R.O.D.C., Tennessee, said point being N 10° 04' 58" E, 370.49 feet from an iron pin in the north right-of-way of McGavock Pike and the southeast corner of the Gleaves tract, and proceeding as follows:

1. N 10° 04' 58" E, 8.31 feet to an iron pin; thence,

2. Continuing with the easterly line of Gleaves, N 10° 57' 08" E, 772.00 feet to a point; thence,

3. Leaving the Gleaves line, S 79° 02' 51" E, 102.76 feet to a point in the back of a concrete curb line; thence,

4. Along the back of curb line, S 38° 46' 19" E, 131.29 feet to a point; thence,

5. Continuing with curb line and with a curve to the right having a radius of 335 feet a distance of 211.42 feet to a point; said curve having a chord bearing and distance of S 20° 41' 32" E, 207.93 feet; thence,

6. Continuing with back of said curb, S 02° 36' 44" E, 503.90 feet to a point in the back of curb; thence,

7. Leaving said curb, N 82° 50' 55" W, 431.02 feet to the POINT OF BEGINNING, containing 248,785 square feet or 5.712 acres, more or less.

Being a portion of the same property conveyed to Music Valley Partners Limited Partnership, by deed from Music Valley Acres, Inc., of record in Book 8930, page 881, Register's Office for Davidson County, Tennessee.