THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238
373830.04 6/30/95 cmw

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
LCT, L.P. 101 Broadway Nashville, Tennessee 37201	Same	Map 106 Parcel 142

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Betty M. Turner, by these presents, does hereby quitclaim and convey unto LCT, L.P, its successors and assigns, all her right, title and interest in and to the real property described on Exhibit A attached hereto.

This property is located south of Elm Hill Pike east of Spence Lane, Nashville, Davidson County, Tennessee.

This legal description is the same as that contained in the prior referenced deed.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 11th day of October, 1995.

Betty M. Turner
Betty M. Turner

012345
IDENTIFICATION REFERENCE

95 NOV 15 PM 3:42
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] TAX
[illegible] FEE
[illegible] CHECK
15.00

BOOK 9861 PG 102

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid Betty M. Turner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of October, 1995.

Notary Public

My Commission Expires:
5/25/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

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

Notary Public

My Commission Expires:
5/25/96

EXHIBIT A

A tract of land in the Third Civil District, Nashville, Davidson County, Tennessee, lying south of Elm Hill Pike, north of Louisville and Nashville Railroad Company's lead track serving Metropolitan Industrial Park, and lying westwardly of Mill Creek, and being more particularly described as follows:

Beginning at a point in the common boundary between the Lester L. Turner tract (Tax Parcel 106-33) and the Baltz tract (Tax Parcel 106-35), said point being S 2°37' W, 378.44 feet from the southerly margin of Elm Hill Pike, said common boundary being eastwardly 1192 feet, more or less, from Spence Lane;

Thence, N 87° 23' W, 229.45 feet to an iron pin;

Thence, N 39° 01' E, 137.24 feet to an iron pin;

Thence, S 50° 59' E, 307.79 feet to a point in the Louisville and Nashville Railroad Company's lead track to the Metropolitan Industrial Park;

Thence, with said lead track S 45° 19' 42" W, 216.62 feet to a point;

Thence, N 44° 40' 18" W, 10.0 feet to a point;

Thence, along a curve to the right, having a radius of 533.69 feet and a central angle of 30° 04' 00", a distance of 280.06 feet to a point;

Thence, S 75° 23' 42" W, 177.73 feet to a point in the herebefore mentioned boundary between Turner and Baltz;

Thence, with said boundary N 2° 33' E, 317.19 feet to a concrete monument, and N 2° 37' E, 107.78 feet to the point of beginning.

Containing 174,246 square feet or 4.0 acres, more or less.

Being part of the property conveyed to Robert J. Baltz, Jr., Douglas M. Baltz, Frank J. Baltz, Dennis L. Baltz, and John P. Baltz by quitclaim deed from Baltz Brothers Packing Company of record in Book 4925, Page 997, said Register's Office.

In addition to the land above described, an easement for common ingress and egress for vehicular and pedestrian traffic over, across and upon the following described property is also conveyed herein to be used in common for the benefit of said property and other adjoining properties of the grantors, their successors, heirs or assigns.

The easement conveyed herein begins at a point in the southerly margin of Elm Hill Pike, said point being the most northerly northwestern corner of a 4.62 acre tract of land described according to a survey made by Barge, Waggoner, Sumner & Cannon dated July 28, 1973 and fully described in the Quitclaim Deed from Baltz Brothers Packing Company to Robert J. Baltz, Jr. et al of record in Book 4925, Page 997, Register's Office, Davidson County, Tennessee; thence with said margin N 76° 31' 56" E 55.0 feet to a point, thence S 0° 39' 27" W 164.07 feet to a point; thence S 39° 01' W 279.67 feet to a point in the westerly boundary of the aforesaid 4.62 acre tract; thence with said westerly boundary N 50° 59' W 25.0 feet to a point; thence N 39° 01' E 280.0 feet to a point; thence N 13° 28' 4" W 139.08 feet to the point of beginning; containing 12,410 sq. ft. or 0.2 acres more or less and being part of the same property conveyed to Robert J. Baltz, Jr., Douglas M.

Baltz, Frank J. Baltz, Dennis L. Baltz and John P. Baltz by deed from Baltz Brothers Packing Company, a partnership of record in Book 4925, Page 997, Register's Office of Davidson County, Tennessee.

And being the same property conveyed to Lester L. Turner by Warranty Deed of record in Book 5295, page 969, Register's Office for Davidson County, Tennessee, the said Lester L. Turner having since died leaving said property to Betty M. Turner, as evidenced by deed of record in Book 9861, page 96, Register's Office of Davidson County, Tennessee.