0135724

IDENTIF. # REFERENCE

PICK-UP

95 DEC 28 AM 8:50

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9990 PG 403

This instrument prepared by:
Harlan Dodson III
Dodson, Parker & Behm
400 Realtors Building
306 Gay Street
Nashville, TN 37201
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILL TO:	MAP PARCEL NO.:
Saddleback Properties, Inc. Chippington Tower II 1310 Coreland Drive Madison, TN 37115	Same	Map 16 parts of Parcel 88

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee hereinafter named and other good and valuable consideration, receipt of which is hereby acknowledged, Frank Davis Enterprises, Inc. has this day bargained and sold and does hereby quitclaim, transfer and convey ~~unto~~ our interest Saddleback Properties, Inc., its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as described in Exhibit A attached hereto, and expressly made a part hereof.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $ -0- .

Subscribed and sworn to before me this the 13th day of ~~November~~ December, 1995.

Frank C Davis Jr
Affiant

Cindy R Alexander
Notary Public
My Commission Expires: 3-22-97

NOTARY PUBLIC CINDY R ALEXANDER LARGO STATE OF TENNESSEE

This is unimproved property.

WITNESS our hands this the 13th day of ~~November~~ December, 1995.

FRANK DAVIS ENTERPRISES, INC.

BY: Frank C Davis Jr

TITLE: Pres

BOOK 9900 PG 404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Frank C. Davis, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Frank Davis Enterprises, Inc., a corporation and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 13th day of December, 1995.

Cindy R Alexander
NOTARY PUBLIC

CINDY R. ALEXANDER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3-22-97

THE FOLLOWING EXHIBIT A ATTACHED TO, AND INCORPORATED WITHIN, THE ABOVE QUITCLAIM DEED FROM FRANK C. DAVIS, JR. TO SADDLEBACK PROPERTIES, INC. CONSISTS OF SIX PARCELS KNOWN AS LOT 4, LOT 5, LOT 6, LOT 7, LOT 13, AND THE DEVELOPMENT PROPERTY AS SET OUT IN THE ATTACHED LEGAL DESCRIPTIONS.

LOT 4
DAVIS FARMS SECTION 2

A parcel of land identified as lot 4 on the Plat of Davis Farms, Section 2 as of record in Book 8250 Page 453 R.O.D.C.T. located in the Eleventh Councilmantic District of Nashville, Davidson County Tennessee being further described as follows:

Beginning at an iron rod at the southeast corner of the property belonging to George T. Spencer et ux as of record in Book 4006 Page 377 R.O.D.C.T. ; thence South 81 degrees 21 minutes 26 seconds East a distance of 25.03 feet; thence along the arc of a curve to the left, said curve having a radius of 665.00 feet, arc length of 200.24 feet, central angle of 017 degrees 15 minutes 10 seconds, a chord bearing of South 02 degrees 55 minutes 46 seconds East and a chord length of 199.49 feet; thence South 87 degrees 53 minutes 34 seconds West a distance of 426.89 feet; thence North 10 degrees 35 minutes 25 seconds East a distance of 275.22 feet; thence South 81 degrees 21 minutes 26 seconds East a distance of 345.00 feet to the true point of beginning.

The above described parcel contains 92,464.35 square feet or 2.123 acres more or less.

The above property is part of the property belonging to Frank Davis Enterpises as of record in Book 7956 Page 223. R.O.D.C.T.

2277 12/28 0101 03CHECK 28.00

EXHIBIT "A"

LOT 5
DAVIS FARMS, SECTION 2

A parcel of land identified as lot 5 on the plan of Davis Farms Section 2 as of Record in Book 8250 Page 453 R.O.D.C.T. located on Union Hill Road in the Eleventh Councilmantic District of Nashville, Davidson County, Tennessee being further described as follows:

Beginning at an iron rod in the southern right of way of Union Hill Road said rod being the northeast corner of a parcel of land belonging to George T. Spencer et ux as of record in Book 4006 Page 377 R.O.D.C.T. thence with said right of way along the arc of a curve to the left, said curve having a radius of 395.97 feet, arc length of 76.99 feet, central angle of 011 degrees 08 minutes 25 seconds, a chord bearing of North 76 degrees 04 minutes 09 seconds East and a chord length of 76.87 feet; thence South 81 degrees 21 minutes 26 seconds East a distance of 489.09 feet; thence South 10 degrees 35 minutes 25 seconds West a distance of 175.01 feet; thence North 78 degrees 44 minutes 55 seconds West a distance of 560.16 feet; thence North 11 degrees 15 minutes 04 seconds East a distance of 120.03 feet to the true point of beginning.

The above described parcel contains 89,631.13 square feet or 2.058 acres more or less.

The above described parcel is part of the property conveyed ot Frank Davis from Frank Davis Enterprises as of Reocrd in Book 9476 Page 958 R.O.D.C.T.

LOT 6
DAVIS FARMS, SECTION 2

A parcel of land identified as lot 6 on the plan of Davis Farms Section 2 as of Record in Book 8250 Page 453 R.O.D.C.T. located in the Eleventh Councilmantic District of Nashville, Davidson County, Tennessee being further described as follows:

Beginning at an iron rod in the eastern property line of George T. Spencer et ux as of record in Book 4006 Page 377 R.O.D.C.T. said rod being 120.03 feet south of Union Hill Road thence South 78 degrees 44 minutes 55 seconds East a distance of 560.16 feet; thence South 10 degrees 35 minutes 25 seconds West a distance of 175.01 feet; thence North 78 degrees 44 minutes 55 seconds West a distance of 562.18 feet; to an iron in the common line with Spencer thence North 11 degrees 15 minutes 04 seconds East a distance of 175.00 feet to the true point of beginning.

The above described parcel contains 98,204.88 square feet or 2.254 acres more or less.

The above described parcel is part of the property conveyed ot Frank Davis from Frank Davis Enterprises as of Reocrd in Book 9476 Page 958 R.O.D.C.T.

EXHIBIT "A"

LOT 7
DAVIS FARMS, SECTION 2

A parcel of land identified as lot 6 on the plan of Davis Farms Section 2 as of Record in Book 8250 Page 453 R.O.D.C.T. located in the Eleventh Councilmantic District of Nashville, Davidson County, Tennessee being further described as follows:

Beginning at an iron rod in the eastern property line of George T. Spencer et ux as of record in Book 4006 Page 377 R.O.D.C.T. said rod being 295.03 feet south of Union Hill Road; thence South 78 degrees 44 minutes 55 seconds East a distance of 562.18 feet; thence South 10 degrees 35 minutes 25 seconds West a distance of 175.01 feet; thence North 78 degrees 44 minutes 56 seconds West a distance of 564.20 feet to an iron rod in the common line with Spencer; thence North 11 degrees 15 minutes 04 seconds East a distance of 175.00 feet to the true point of beginning.

The above described parcel contains 98,558.29 square feet or 2.263 acres more or less.

BOOK 9900 PAGE 407

The above described parcel is part of the property conveyed ot Frank Davis from Frank Davis Enterprises as of Reocrd in Book 9476 Page 958 R.O.D.C.T.

LOT 13
DAVIS FARMS

A parcel of land located in the Eleventh Councilmantic District of Nashville, Davidson County Tennessee being further described as follows:

Commencing at an iron rod in the southern right of way of Union Hill Road, said point being the northwest corner of the property belonging to Frank C. Davis, etux as of record in Book 4426 page 278 and the northeast corner of the property belonging to George T. Spencer, etux as of record in Book 4006 Page 68; thence South 17 degrees 25 minutes 57 seconds East a distance of 1524:01 feet to an iron rod in the center of a public access, utility and drainage easement as of record on Book _____ Page _____, R.O.D.C.T. said rod being the true point of beginning; thence North 43 degrees 33 minutes 54 seconds East a distance of 1,033.93 feet to an iron rod ; thence South 65 degrees 20 minutes 32 seconds East a distance of 33.46 feet to an iron rod; thence South 19 degrees 35 minutes 08 seconds West a distance of 994.71 feet to an iron rod in the center of the aforesaid Public Access, Utility & Drainage Easement; thence with said easement North 75 degrees 37 minutes 51 seconds West a distance of 178.63 feet; thence along the arc of a curve to the right, said curve having a radius of 383.96 feet, arc length of 195.65 feet, central angle of 029 degrees 11 minutes 45 seconds, a chord bearing of North 61 degrees 01 minutes 59 seconds West and a chord length of 193.54 feet; thence North 46 degrees 26 minutes 06 seconds West a distance of 92.68 feet to the true point of beginning. The above described parcel contains 254,187.23 square feet or 5.84 acres more or less.

Being the property conveyed to Frank C. Davis as of record in Book 9417 Page 287 Register's Office for Davidson County Tennessee.

LEGAL DESCRIPTION

DEVELOPMENT PROPERTY

A parcel of land located on Union Hill Road in the Eleventh Councilmanic District of Nashville, Davidson County Tennesseee being further described as follows:

Beginning at an iron rod in the southern right of way of Union Hill Road, said rod being the northeast corner of the property conveyed to George T. Spencer et ux as of record in Book 4006 Page 377 R.O.D.C.T. thence with side right of way along the arc of a curve to the right, said curve having a radius of 2,796.60 feet, arc length of 500.93 feet, central angle of 010 degrees 15 minutes 46 seconds, a chord bearing of South 63 degrees 52 minutes 24 seconds East and a chord length of 634.32 feet; thence North 05 degrees 18 minutes 04 seconds East a distance of 490.16 feet to an iron rod at the northwest corner of lot 1 on the plan of Davis Farms Section 1 as of record in Book 8250 Page 403 R.O.D.C.T. ; thence with the common line with said Lot 1 South 18 degrees 03 minutes 09 seconds East a distance of 450.00 feet; thence North 71 degrees 56 minutes 55 seconds East a distance of 257.08 feet; thence North 32 degrees 15 minutes 24 seconds West a distance of 183.51 feet; thence leaving the common line with lot 1 , North 71 degrees 56 minutes 52 seconds East a distance of 261.18 feet; thence South 33 degrees 40 minutes 02 seconds East a distance of 297.25 feet; thence South 21 degrees 24 minutes 40 seconds West a distance of 304.03 feet; thence South 00 degrees 39 minutes 58 seconds West a distance of 285.04 feet; thence South 19 degrees 35 minutes 08 seconds West a distance of 424.71 feet; thence South 47 degrees 41 minutes 35 seconds East a distance of 515.62 feet; thence South 14 degrees 25 minutes 03 seconds West a distance of 562.32 feet; thence South 61 degrees 01 minutes 29 seconds West a distance of 748.47 feet; thence North 20 degrees 35 minutes 38 seconds West a distance of 42.84 feet; thence North 63 degrees 39 minutes 54 seconds West a distance of 1,396.86 feet; thence South 10 degrees 35 minutes 25 seconds West a distance of 74.33 feet; thence South 25 degrees 32 minutes 13 seconds West a distance of 721.11 feet; thence North 78 degrees 44 minutes 56 seconds West a distance of 395.19 feet to a point n the common line with Kirk C. Waite et ux as of record in Book 7086 Page 299 R.O.D.C.T. ; thence with said common line North 11 degrees 15 minutes 04 seconds East a distance of 1,473.13 feet to an iron rod at the southwest corner of Davis Farms Section 2 as of record in Book 8250 Page 453 R.O.D.C.T. ; thence with the common line with Davis Farms South 78 degrees 44 minutes 56 seconds East a distance of 564.20 feet; thence North 10 degrees 35 minutes 25 seconds East a distance of 249.81 feet; thence North 87 degrees 53 minutes 34 seconds East a distance of 426.89 feet; thence along the arc of a curve to the right, said curve having a radius of 665.00 feet, arc length of 200.24 feet, central angle of 017 degrees 15 minutes 10 seconds, a chord bearing of North 02 degrees 55 minutes 46 seconds West and a chord length of 199.49 feet; thence North 81 degrees 21 minutes 26 seconds West a distance of 25.03 feet to the southeast corner of Spencer ; thence with the common line wiht Spencer North 05 degrees 48 minutes 14 seconds East a distance of 563.93 feet to the true point of beginning.

The above described parcel contains 4,050,326.67 square feet or 92.983 acres more or less.

Book 6900 Pg 408

Included in the above but specifically excluded from the above is a parcel described as follows:

Commencing at an iron rod in the southern right of way of Union Hill Road, said point being the northwest corner of the property belonging to Frank C. Davis, etux as of record in Book 4426 page 278 and the northeast corner of the property belonging to George T. Spencer, etux as of record in Book 4006 Page 68; thence South 17 degrees 25 minutes 57 seconds East a distance of 1524.01 feet to an iron rod in the center of a public access, utility and drainage easement as of record on Book _____ Page _____, R.O.D.C.T. said rod being the true point of beginning; thence North 43 degrees 33 minutes 54 seconds East a distance of 1,033.93 feet to an iron rod ; thence South 65 degrees 20 minutes 32 seconds East a distance of 33.46 feet to an iron rod; thence South 19 degrees 35 minutes 08 seconds West a distance of 994.71 feet to an iron rod in the center of the aforesaid Public Access, Utility & Drainage Easement; thence with said easement North 75 degrees 37 minutes 51 seconds West a distance of 178.63 feet; thence along the arc of a curve to the right, said curve having a radius of 383.96 feet, arc length of 195.65 feet, central angle of 029 degrees 11 minutes 45 seconds, a chord bearing of North 61 degrees 01 minutes 59 seconds West and a chord length of 193.54 feet; thence North 46 degrees 26 minutes 06 seconds West a distance of 92.68 feet to the true point of beginning. The above described parcel contains 254,187.23 square feet or 5.84 acres more or less.

Being the property conveyed to Frank C. Davis as of record in Book 9417 Page 287 Register's Office for Davidson County Tennessee.

The net area of the above described parcel is 3,796,139.44 square feet or 87.14 acres more of less.

Being part of the property conveyed to Frank Davis Enterprises as of record in Book 7956 Page 223 and Book 9023 Page 417 R.O.D.C.T.