THIS INSTRUMENT PREPARED BY:
James L. McElroy
Baker, Donelson, Bearman & Caldwell
A Professional Corporation
511 Union Street, Suite 1700
Nashville, Tennessee 37219
Box #23

AUSTIN REALTY COMPANY,
a dissolved Tennessee Corporation;
and the following former shareholders
of Austin Realty Company, as
tenants-in-common:

ROY W. LUCKETT, individually, as
Co-Trustee under the Marital Trust
of Austin L. Luckett, as Co-Trustee and
as a Beneficiary under the Residual
Trust of Austin L. Luckett, and as a
Beneficiary under the Will of Loretta
Luckett Cataldi, deceased;

JOHN P. LUCKETT, individually, and as
a Beneficiary under the Residual Trust
of Austin L. Luckett and under the Will
of Loretta Luckett Cataldi, deceased;

THOMAS M. LUCKETT, individually, and
as a Beneficiary under the Residual
Trust of Austin L. Luckett and under
the Will of Loretta Luckett Cataldi,
deceased;

AUSTIN LUCKETT, JR., individually
and as a Beneficiary under the Residual
Trust of Austin L. Luckett and under the
Will of Loretta Luckett Cataldi, deceased;

NANCY RICHEY, individually and as a
Beneficiary under the Residual Trust
of Austin L. Luckett

("Grantor")

and

NEC, INC.,
a Tennessee Corporation

("Grantee")

ADDRESS NEW OWNER:

NEC, Inc.
1504 Elm Hill Pike
Nashville, Tennessee 37210

SEND TAX BILLS:

Same

TAX/MAP PARCEL NO.
106-12.2

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, Austin Realty Company, a dissolved Tennessee corporation and the former shareholders thereof identified above (collectively "Grantor"), by these presents do hereby quitclaim unto NEC, Inc., a Tennessee Corporation ("Grantee"), its successors and assigns Grantor's entire right, title and interest in and to the following described tract(s) of land:

Land in Davidson County, Tennessee, described as follows:

> Being land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey made by Barge, Waggoner, Sumner and Cannon, Engineers, dated October 17, 1972, and described as follows:
>
> BEGINNING in the north margin of Elm Hill Pike, being the

southeast corner of a tract of land conveyed to Austin L. Luckett, et ux, by deed of record in Book 3961, page 49, Register's Office for said County; thence with their easterly line north 02° 56' east 401.44 feet to an iron pin; thence south 85° 19' west 20 feet to an iron pin; thence north 03° 04' east 178.70 feet to an iron pin; thence north 85° 32' east 61.55 feet to an iron pin; thence south 02° 56' west 580 feet to an iron pin in the north margin of Elm Hill Pike; thence along said Pike south 85° 32' west 42.00 feet to the point of beginning, containing .64 acre, more or less.

Being the same property conveyed to Austin Realty Company by deed from Rev. John P. Baltz, Jr., Edward C. Baltz, William F. Baltz, Robert Joseph Baltz, and Mary Teresa Baltz Luckett, of record in Book 4680, page 270, Register's Office for Davidson County, Tennessee, said property having devolved to the shareholders of Austin Realty Company upon its dissolution, pursuant to T.C.A. Sections 48-1001 through 48-1015 (1980 Replacement).

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

This Quitclaim Deed may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

WITNESS our hands, this 1ST day of February, 1996.

AUSTIN REALTY COMPANY

By: The Various Shareholders Identified Below

ROY W. LUCKETT, individually, as Co-Trustee under the Marital Trust of Austin L. Luckett, as Co-Trustee and as a Beneficiary under the Residual Trust of Austin L. Luckett, as a Beneficiary under the Will of Loretta Luckett Cataldi, deceased, and for and on behalf of Austin Realty Company

THOMAS M. LUCKETT, individually, as a Beneficiary under the Residual Trust of Austin L. Luckett and under the Will of Loretta Luckett Cataldi, deceased, and for and on behalf of Austin Realty Company

JOHN P. LUCKETT, individually, as a Beneficiary under the Residual Trust of Austin L. Luckett and under the Will of Loretta Luckett Cataldi, deceased, and for and on behalf of Austin Realty Company

AUSTIN LUCKETT, JR., individually, as a Beneficiary under the Residual Trust of Austin L. Luckett and under the Will of Loretta Luckett Cataldi, deceased, and for and on behalf of Austin Realty Company

NANCY RICHEY, individually, as a Beneficiary under the Residual Trust of Austin L. Luckett, and for and on behalf of Austin Realty Company

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Marquerite E. Anderson, a Notary Public in and for said County and State, **ROY W. LUCKETT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is (a) a shareholder of Austin Realty Company, the bargainor, a dissolved Tennessee corporation, (b) a Co-Trustee under the Marital Trust of Austin L. Luckett, a shareholder of Austin Realty Company, and (c) a Co-Trustee under the Residual Trust of Austin L. Luckett, and that he as such shareholder and Co-Trustee, executed the foregoing instrument for the purposed herein contained, by personally signing the name of such dissolved corporation as it shareholder, and as Co-Trustee of its shareholders and in his individual capacity by signing his own name.

WITNESS my hand, at office, this 1st day of February, 1996.

Marquerite E. Anderson
Notary Public

My Commission Expires: June 2, 1997



STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Marguerite E. Anderson, a Notary Public in and for said County and State, **THOMAS M. LUCKETT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is (a) a shareholder of Austin Realty Company, the bargainor, a dissolved Tennessee corporation, (b) a Beneficiary under the Residual Trust of Austin L. Luckett, a shareholder of Austin Realty Company, and (c) a Beneficiary under the Will of Loretta Luckett Cataldi, deceased, and that he as such shareholder and Beneficiary, executed the foregoing instrument for the purposed herein contained, by personally signing the name of such dissolved corporation as it shareholder, and as Beneficiary of its shareholders and in his individual capacity by signing his own name.

WITNESS my hand, at office, this 1st day of February, 1996.

Marguerite E. Anderson
Notary Public

My Commission Expires: June 2, 1997

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, Marguerite E. Anderson, a Notary Public in and for said County and State, **JOHN P. LUCKETT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is (a) a shareholder of Austin Realty Company, the bargainor, a dissolved Tennessee corporation, (b) a Beneficiary under the Residual Trust of Austin L. Luckett, a shareholder of Austin Realty Company, and (c) a Beneficiary under the Will of Loretta Luckett Cataldi, deceased, and that he as such shareholder and Beneficiary, executed the foregoing instrument for the purposed herein contained, by personally signing the name of such dissolved corporation as it shareholder, and as Beneficiary of its shareholders and in his individual capacity by signing his own name.

WITNESS my hand, at office, this 1st day of February, 1996.

Marguerite E. Anderson
Notary Public

My Commission Expires: June 2, 1997

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, Marguerite E. Anderson, a Notary Public in and for said County and State, **AUSTIN LUCKETT, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is (a) a shareholder of Austin Realty Company, the bargainor, a dissolved Tennessee corporation, (b) a Beneficiary under the Residual Trust of Austin L. Luckett, a shareholder of Austin Realty Company, and (c) a Beneficiary under the Will of Loretta Luckett Cataldi, deceased, and that he as such shareholder and Beneficiary, executed the foregoing instrument for the purposed herein contained, by personally signing the name of such dissolved corporation as it shareholder, and as Beneficiary of its shareholders and in his individual capacity by signing his own name.

WITNESS my hand, at office, this 1st day of February, 1996.

Marguerite E. Anderson
Notary Public

My Commission Expires: June 2, 1997

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, Marguerite E. Anderson, a Notary Public in and for said County and State, **NANCY RICHEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is (a) a shareholder of Austin Realty Company, the bargainor, a dissolved Tennessee corporation and (b) a Beneficiary under the Residual Trust of Austin L. Luckett, a shareholder of Austin Realty Company, and that she as such shareholder and Beneficiary, executed the foregoing instrument for the purposed herein contained, by personally signing the name of such dissolved corporation as it shareholder, and as Beneficiary of its shareholders and in her individual capacity by signing her own name.

WITNESS my hand, at office, this 1st day of February, 1996.

Marguerite E. Anderson
Notary Public

My Commission Expires: June 2, 1997

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ NONE.

AFFIANT

Sworn to and subscribed before me, this 1st day of February, 1996.

Notary Public

My Commission Expires: June 2, 1997

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

96 FEB -8 PM 1:52
DAVIDSON COUNTY TN.

0148755
IDENTIFICATION REFERENCE

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