Map 92-1

This Instrument Prepared By:
State of Tennessee
Real Estate Management
Suite 730, City Center
511 Union Street
Nashville, TN 37243-0299

BOOK 9975 PG 720

QUITCLAIM DEED

WHEREAS, The Board of Regents and Tennessee State University desire to relocate a portion of John A. Merritt Boulevard for campus development, and;

WHEREAS, the Metropolitan Government of Nashville and Davidson County desires to cooperate with the State of Tennessee in the relocation of a portion of John A. Merritt Blvd, and;

WHEREAS, the Metropolitan Government of Nashville and Davidson County agrees to abandon the existing Right -of-Way for John A. Merritt Blvd., from 33rd Avenue to 37th Avenue North, upon completion of the aforementioned relocation;

NOW THEREFORE, FOR AND IN CONSIDERATION OF the mutual benefits which will accrue to the parties hereto, the STATE OF TENNESSEE, hereinafter referred to as "State," acting by the Commissioner of Finance and Administration, with the approval of the Governor, and the Attorney General, acting under the authority of Section 12-2-112, Tennessee Code Annotated, does hereby bargain, sell, remise, release, quitclaim, and convey unto the METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, hereinafter referred to as "Grantee," certain real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the existing southwest margin of Ed Temple Blvd., said point being 40 feet right of Ed Temple Blvd. centerline station 30+85.02, said point having the following coordinates: N670,916.903, E1725, 832.662, NAD83 (1990); thence with a 40 foot curve left 67.17 feet; thence South 51 degrees 43 minutes 01 seconds West, 46.75 feet; thence South 52 degrees 07 minutes 04 seconds West, 66.69 feet; thence South 53 degrees 13 degrees 31 seconds West, 67.67 feet; thence South 55 degrees 26 minutes 54 seconds West 68.77 feet; thence with a 1,181.92 foot radius curve right 450.51 feet; thence South 80 degrees 16 minutes 18 seconds West, 68.75 feet; thence South 81 degrees 58 minutes 30 seconds West, 29.50 feet; thence South 16 degrees 44 minutes 27 seconds East, 159.86 feet; thence at right angles westwardly 48 feet; thence North 16 degrees 50 minutes 03 seconds West, 168.04 feet; thence South 83 degrees 38 minutes 32 seconds West 55.95 feet; thence South 83 degrees 46 minutes 29 seconds West, 472.43 feet; thence South 83 degrees 37 minutes 14 seconds West, 74.46 feet; thence South 82 degrees 41 minutes 02 seconds West, 74.33 feet; thence with a 2,255.83 radius curve left 1,117.43 feet; thence South 52 degrees 43 minutes 54 seconds West, 74.10 feet; thence South 51 degrees 48 minutes 38 seconds West, 74.69 feet; thence South 51 degrees 38 minutes 24 seconds West 1,011.96 feet; thence South 51 degrees 16 minutes 18 seconds West, 66.07 feet; thence South 49 degrees 02 minutes 04 seconds West, 64.88 feet; thence South 44 degrees 26 minutes 43 seconds West, 62.73 feet; thence with a 536.96 foot radius curve left 380.97 to a point in the Tennessee State University south boundary (DB 401 PG 610) ; thence with said south boundary South 47 degrees 02 minutes 24 seconds West, 58.12 feet and westwardly 30 feet to a point which is 36 feet left of proposed

John Merritt Blvd., centerline station 71+84.88; thence North 02 degrees 43 minutes 26 seconds West, 19.06 feet; thence with a 608.96 foot radius curve right 462.46 feet; thence North 44 degrees 34 minutes 34 seconds East, 69.66 feet; thence North 49 degrees 01 minutes 51 seconds East, 69.10 feet; thence North 51 degrees 15 minutes 39 seconds East, 67.47 feet; thence North 51 degrees 38 minutes 24 seconds East, 1,011.96 feet; thence North 51 degrees 47 minutes 53 seconds East, 75.42 feet; thence North 52 degrees 43 minutes 49 seconds East, 75.85 feet; thence with a 2,327.83 foot radius curve right 1,153.09 feet; thence North 82 degrees 40 minutes 40 seconds East, 75.56 feet; thence North 83 degrees 36 minutes 59 seconds East, 75.52 feet; thence North 83 degrees 46 minutes 29 seconds East, 472.43 feet; thence North 83 degrees 35 minutes 17 seconds East, 66.65 feet; thence North 82 degrees 28 minutes 46 seconds East, 64.96 feet; thence North 80 degrees 16 minutes 23 seconds East, 65.24 feet; thence with a 1,109.92 foot radius curve left 423.07 feet; thence North 55 degrees 26 minutes 34 seconds East, 65.27 feet; thence North 53 degrees 13 minutes 13 seconds East, 65.95 feet; thence North 52 degrees 06 minutes 47 seconds East, 65.31 feet; thence North 51 degrees 55 minutes 59 seconds East, 57.30 feet; thence with a 40 foot radius curve left 60.81 feet to a point in the existing south west margin of Ed Temple Blvd., said point being 40 feet right of Ed Temple Blvd., centerline station 29+26.63; thence with said southwest margin southeasterly 158.39 feet to the point of beginning, containing 7.591 acres. Attached hereto and incorporated herein as Exhibit "A", Department of Transportation plans for the relocation of John A. Merritt Boulevard as described above.

Any tax liens applicable to the above referenced property shall be removed as provided for in TCA 67-5-203.

Being a portion of the same property conveyed to the State of Tennessee by deed recorded in Book 401, Page 610, Register of Deeds Davidson County.

The above legal description prepared by the Tennessee Department of Transportation, Nashville, Tennessee.

THERE IS CONVEYED herewith a permanent easement for construction and maintenance of a drainage easement. The land described below, on which the drainage easement is to be constructed is to remain the property of the State and may be used for any purpose desired, provided such use does not interfere with the use or maintenance of said facility.

Permanent Drainage Easement

Parcel 1 - Beginning at a point in the proposed west margin of John Merritt Blvd., said point being 36 feet left of proposed centerline station 73+54; thence North 76 degrees 44 minutes 12 seconds West, 84 feet; thence North 16 degrees 36 minutes 41 seconds East, 80.98 feet; thence South 70 degrees 02 minutes 19 seconds East, 84 feet to a point in said proposed north margin; thence with said margin southwesterly 72 feet to the point of beginning.

Parcel 2 - Beginning at a point in the proposed northwest margin of John Merritt Blvd., said point being 36 feet left of proposed centerline station 81+08; thence North 01 degrees 42 minutes 02 seconds East, 57.49 feet; thence North 66 degrees 20 minutes 14 seconds East, 63.06 feet; thence South 01 degrees 02 minutes 26 seconds West, 36.24 feet to a point in said proposed northwest margin; thence with said margin westwardly 76 feet to the point of beginning.

Parcel 3 - Beginning at a point in the existing north margin of John Merritt Blvd., said point being 36 feet left of proposed centerline station 93+76; thence North 29 degrees 14 minutes 16 seconds East, 120.62 feet; thence South 56 degrees 51 minutes 20 seconds East,

82 feet to a point in said proposed north margin; thence with said margin westwardly 139 feet to the point of beginning.

Parcel 4 - Beginning at a point in the proposed North margin of John Merritt Blvd., said point being 36 feet left of proposed centerline station 102+66; thence North 06 degrees 15 minutes 12 seconds West, 29 feet; thence North 83 degrees 46 minutes 19 seconds East, 43.04 feet; thence South 06 degrees 13 minutes 20 seconds East, 29 feet to a point in said north margin; thence with said margin westwardly 43 feet left to the point of beginning.

Parcel 5 - Beginning at a point in the existing north margin of John Merritt Blvd., said point being 36 feet left of proposed centerline station 107+74; thence North 06 degrees 16 minutes 00 seconds West, 50 feet; thence North 83 degrees 38 minutes 25 seconds East, 30.65 feet; thence South 06 degrees 30 minutes 04 seconds East, 50 feet to a point in said north margin; thence with said margin westwardly 31 feet to the point of beginning.

Parcel 6 - Beginning at a point in the existing northwest margin of John Merritt Blvd., said point being 36 feet left of proposed centerline station 111+88; thence North 22 degrees 44 minutes 58 seconds West, 31 feet; thence North 66 degrees 39 minutes 12 seconds East, 22.6 feet; thence South 23 degrees 56 minutes 44 seconds East, 31 feet to a point in said northwest margin; thence with said margin westwardly 24 feet to the point of beginning.

Parcel 7 - Beginning at a point in the existing northwest margin of John Merritt Blvd., said point being 37.64 feet left of proposed centerline station 116+63; thence North 38 degrees 03 minutes 53 seconds West, 25.69 feet; thence North 53 degrees 57 minutes 23 seconds East, 26.3 feet to a point in the existing southwest margin of Ed Temple Blvd., thence with said margin southwesterly 40 feet to the point of beginning.

Parcel 8 - Beginning at a point in the proposed south margin of John Merritt Blvd., said point being 39.55 feet right of proposed centerline station 116+58; thence with said margin southeastwardly 35 feet to a point which is 42.36 feet right of Ed Temple Blvd. centerline station 30+70.44; thence South 57 degrees 55 minutes 02 seconds West, 22 feet; thence North 38 degrees 03 minutes 52 seconds West, 24.47 feet to the point of beginning.

Parcel 9 - Beginning at a point in the proposed south margin of John Merritt Blvd., said point being 36 feet right of proposed centerline station 112+12; thence South 23 degrees 56 minutes 51 seconds East, 25 feet; thence South 66 degrees 39 minutes 09 seconds West, 25.27 feet; thence North 22 degrees 44 minutes 57 seconds West, 25 feet to a point in the said south margin; thence with said margin eastwardly 24 feet to the point of beginning.

Parcel 10 - Beginning at a point in the proposed east margin of Schrader Lane., said point being 23.78 feet left of Schrader Lane centerline station 30+55; thence North 73 degrees 21 minutes 07 seconds East, 23.22 feet; thence South 07 degrees 11 minutes 12 seconds East, 30.41 feet; thence south 73 degrees 21 minutes 05 seconds West, 18.17 feet to a point in said east margin; thence with said margin northwardly 30 feet to the point of beginning.

Parcel 11 - Beginning at a point in the proposed south margin of John Merritt Blvd., said point being 36 feet right of proposed centerline station 108+13.27; thence South 16 degrees 50 minutes 03 seconds East 50 feet more or less; thence South 84 degrees 16 minutes 31 seconds West, 46.16 feet; thence North 06 degrees 16 minutes 18 seconds West, 46 feet to a point in the said south margin; thence with said margin eastwardly 37.27 feet to the point of beginning.

Parcel 12 - Beginning at a point in the proposed south margin of John Merritt Blvd., said point being 36 feet right of proposed centerline station 103+10; thence South 06 degrees 13 minutes 24 seconds East, 30 feet; thence South 83 degrees 46 minutes 10 seconds West,

41.98 feet; thence North 06 degrees 14 minutes 33 seconds West, 30 feet to a point in the said south margin; thence with said margin eastwardly 42 feet to the point of beginning.

Parcel 13 - Beginning at a point in the proposed south margin of John Merritt Blvd., said point being 36 feet right of proposed centerline station 94+14; thence South 28 degrees 16 minutes 41 seconds West, 124.28 feet; thence North 69 degrees 12 minutes 08 seconds West, 75.49 feet; thence North 28 degrees 47 minutes 14 seconds East, 23.01 feet to a point in said south margin; thence with said margin eastwardly 136 feet to the point of beginning.

Parcel 14 - Beginning at a point in the proposed south margin of John Merritt Blvd., said point being 36 feet right of proposed centerline station 81+60; thence South 05 degrees 21 minutes 58 seconds West, 86.57 feet; thence South 51 degrees 38 minutes 19 seconds West, 71.80 feet; thence North 00 degrees 03 minutes 26 seconds East, 64.05 feet to a point in said proposed south margin; thence with said margin eastwardly 80 feet to the point of beginning.

Parcel 15 - Beginning at a point in the proposed south margin of John Merritt Blvd., said point being 36 feet right of proposed centerline station 74+44.47; thence South 76 degrees 20 minutes 17 seconds East, 63.61 feet; thence South 13 degrees 27 minutes 36 seconds West, 80.73 feet; thence North 76 degrees 20 minutes 15 seconds West, 70 feet to a point in the proposed east margin; thence with said margin northwardly 82 feet to the point of beginning.

Parcels 1 through 15 together contain 0.978 acres as identified by DOT plans attached hereto and incorporated herein as Exhibit "B."

The above legal description prepared by the Tennessee Department of Transportation, Nashville, Tennessee.

In witness whereof, the parties have affixed their signatures hereunto as duly authorized officials of the respective parties hereto as of this the 13th day of Feb, 1995.

STATE OF TENNESSEE

James D. Kennedy
Vice-Chancellor
Tennessee Board of Regents

Commissioner
Finance and Administration

APPROVED:

Attorney General

Governor

BOOK 9975 PG 724

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public for Davidson County, James Kennedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is the Vice-Chancellor of the Tennessee Board of Regents and that he as Vice-Chancellor, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Tennessee Board of Regents by himself as Vice-Chancellor.

Witness my hand and seal at office, this 13th day of Feb., 1995.

Anita Horner
Notary Public

My Commission Expires:
5/25/96

ANITA R. HORNER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public for Davidson County, Robert P. Corker, Jr., Commissioner of Finance and Administration with whom I am personally acquainted and who, upon oath, acknowledged that he is the Commissioner of Finance and Administration and that he as Commissioner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the State of Tennessee by himself as Commissioner.

Witness my hand and seal at office, this 18th day of April, 1995.

Harold L. Cobb
Notary Public

My Commission Expires:
11-28-98

HAROLD L. COBB NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0159017
IDENTIF. ↑ REFERENCE

96 MAR 12 AM 8:15
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

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