433761

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MAP)
2700 First American Center
Nashville, Tennessee 37238

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
J.P. Realty II Inc. 1001 West Cypress Creek Road Suite 306G Ft. Lauderdale Florida 33309	Same	26-119

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, LEX FARMS I, L.P., a Mississippi limited partnership by these presents does hereby quitclaim and convey unto J.P. REALTY II INC., a North Carolina corporation, its successors and assigns, all its right, title and interest in and to the property in Davidson County, Tennessee described on Exhibit A attached hereto.

IN WITNESS WHEREOF, the undersigned has caused this deed to be executed on this 19th day of March, 1996.

0162118 IDENTIF. ↑ REFERENCE

95 MAR 20 PM 3:12
FILED
DAVIDSON COUNTY, TN.

LEX FARMS I, L.P., a Mississippi Limited Partnership

By: LEX FARMS I CO., LLC, a Mississippi Limited Liabilty Company, as its sole General Partner

By: John Politis
Title: PRESIDENT

STATE OF FLORIDA)
COUNTY OF BROWARD)

Personally appeared before me, the undersigned, a Notary Public, John Politis, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Lex Farms I Co., LLC, a Mississippi Limited Liability Company that is general partner of Lex Farms I, L.P., a Mississippi Limited Partnership, and is authorized by the limited partnership to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 19th day of March, 1996.

Joe D. Waters
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
JOE WATERS
My Commission Expires Aug. 06, 1999
Bonded by HAI
800-422-1555

STATE OF FLORIDA)
)
COUNTY OF Broward)

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

Affiant PRESIDENT
LEX FARMS I CO, LLC

Subscribed and sworn to before me
this 19th day of March, 1996.

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
JO F WATERS
My Commission CC486098
Expires Aug. 06, 1999
Bonded by HAI
800-422-1555

0597 03/20 0101 01CASH 12.00

EXHIBIT A

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, City of Goodlettsville, Tennessee according to a survey dated August 2, 1995 and prepared by Ragan-Smith-Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Project No. 77-263, W.O. No. NC and being Phase One, as shown on the plan entitled "Final Plat, Section Eight, Northcreek Commons", recorded in Plat Book 9700, page 32, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

COMMENCING at an existing iron pin on the northeasterly right-of-way line of Conference Drive, (a 60 foot wide road), said pin being the common westerly corner of North Creek Associates, LTD. property as recorded in Deed Book 6782, page 335, Register's Office for Davidson County, Tennessee and the Fellowship of Christian Athletes property as recorded in Deed Book 8176, page 583, Register's Office for Davidson County, Tennessee; thence, leaving said right-of-way line and with the North line of the Fellowship of Christian Athletes property, North 84° 28' 13" East, 38.19 feet to an iron pin set, the point of beginning of the herein described tract of land, said pin being situated on the proposed northeasterly right-of-way line of Conference Drive, (a 96 foot wide road, at this point, right-of-way width varies); thence,

1. Leaving the North line of the Fellowship of Christian Athletes property and with the proposed northeasterly right-of-way line of Conference Drive, North 26° 02' 17" West, 126.82 feet to an iron pin set; thence,
2. Continuing with said proposed northeasterly right-of-way line, 4.74 feet along the arc of a curve to the right that has a radius of 1131.41 feet to an iron pin set at the southerly end of the southeast return curve at the intersection of the proposed northeasterly right-of-way line of Conference Drive and the southeasterly right-of-way line of proposed Northcreek Boulevard, (a 90 foot wide road), said curve has a chord bearing and distance of North 25° 55' 05" West, 4.74 feet; thence,
3. 233.93 feet along the arc of a return curve to the right that has a radius of 150.00 feet to a concrete monument set, said curve has a chord bearing and distance of North 18° 52' 48" East, 210.94 feet; thence,
4. With the southeasterly right-of-way line of proposed Northcreek Boulevard, North 63° 33' 30" East, 42.27 feet to a concrete monument set; thence,
5. Continuing with said proposed right-of-way line, 574.15 feet along the arc of a curve to the left that has a radius of 688.69 feet to an iron pin set, said curve has a chord bearing and distance of North 39° 40' 29" East, 557.67 feet; thence,
6. Leaving the easterly right-of-way line of proposed Northcreek Boulevard and with a new line of division thru the North Creek Associates, LTD. property as recorded in Deed Book 6804, page 160, Register's Office for Davidson County, Tennessee, South 82° 33' 28" East, 288.72 feet to an iron pin set; thence,
7. Continuing with said new line of division, North 52° 26' 32" East, 175.00 feet to an iron pin set; thence,
8. Continuing with said new line of division, South 82° 33' 28" East, 680.00 feet to an iron pin set; thence,
9. Continuing with said new line of division, South 55° 52' 45" East, 188.68 feet to an iron pin set in the westerly line of the Hanson Properties East, Inc. property as recorded in Deed Book 9246, page 432, Register's Office for Davidson County, Tennessee; thence,
10. With the westerly line of the Hanson Properties East, Inc. property, South 34° 07' 15" West, 623.40 feet to an existing iron pin; thence,
11. With the North line of the Picadilly Apartments as recorded in Plat Book 5200, page 592, Register's Office for Davidson County, Tennessee and the aforementioned Fellowship of Christian Athletes property, South 84° 35' 20" West, 827.93 feet to an existing iron pin; thence,
12. With the North line of the Fellowship of Christian Athletes property, South 84° 28' 13" West, 488.22 feet to the point of beginning.

BEING the same property conveyed to LEX FARMS I, L.P., a Mississippi Limited Partnership, by Deed of Record in Book 9786, page 503, Register's Office for Davidson County, Tennessee.