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BOOK 10021 PG 306 Box 62

This instrument prepared by:
SHERRARD & ROE, PLC (MDR)
424 Church Street, Suite 2000
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Ozburn Properties, LLC 633 Thompson Lane P.O. Box 40667 Nashville, TN 37204	Same	106-1/Parcel Nos. 51 & 52

FOR NO CONSIDERATION, the undersigned, Frank P. Ozburn and Dorothy F. Ozburn (hereinafter collectively referred to as the "Grantor"), do hereby quitclaim, transfer and convey all of their right, title and interest in and to certain property located in Davidson County, Tennessee, to Ozburn Properties, LLC, a Tennessee limited liability company, said property being more particularly described on Exhibit A attached hereto and, by this reference, incorporated herein.

IN TESTIMONY WHEREOF, Grantor has executed this deed on the 17th day of April, 1996.

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IDENTIFICATION REFERENCE

Frank P. Ozburn, Sr.

Dorothy F. Ozburn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Frank P. Ozburn, Sr. and Dorothy F. Ozburn, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 17th day of April, 1996.

Notary Public

My Commission Expires: 1/25/97

CARLA M. LOVELL NOTARY PUBLIC STATE OF TENNESSEE

BK/VOL 10021 PG 307

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Frank P. Ozburn, Sr.

Frank P. Ozburn, Sr., Affiant

Sworn to and subscribed before me
this 17th day of April, 1996.

Notary Public

My Commission Expires:

1/25/97

BOOK 10021 PG 308

EXHIBIT A

Tract 1 (Parcel 51)

Land in the Third Civil District of Davidson County, Tennessee, described as follows:

Being Lots Nos. 4 and 5 on the Map of the land of the heirs of Mrs. Mary Byrd, deceased, of record in Book 547, page 23, Register's office for Davidson County, Tennessee.

Said Lots Nos. 4 and 5 together front 104 feet on the northerly side of Murfreesboro Road, and run back between parallel lines from the northerly margin of Murfreesboro Road, as widened, 206 feet, more or less, on the easterly line and 236 feet, more or less, on the westerly line to the southerly margin of Elm Hill Pike, fronting 106 feet thereon.

Being the same property conveyed to Frank P. Ozburn, Sr. and Dorothy F. Ozburn, as tenants in common, by deed of record in Book 10021, Page 302 Register's Office for said County.

This is improved property, known as 400 Murfreesboro Road, Nashville, Tennessee.

Tract 2 (Parcel 52)

Land in the 3rd Civil District of Davidson County, Tennessee, being lots Nos. 2, 3 and the westerly part of lot No. 1 on the Map of the lands of the heirs of Mrs. Mary Byrd, deceased, as of record in book 547, page 23, Register's Office for said County, described together as follows:

> Beginning on the northerly margin of the Murfreesboro Pike, as widened, at the southwest corner of the property conveyed to First American National Bank of Nashville, by deed from Frank P. Ozburn, et al, of record in book 2343, page 287, Register's Office for said County; thence with the westerly line of said Bank property, northwardly 247 feet, more or less, to the southerly margin of Elm Hill, or Stones River, Pike; thence with said Pike, westwardly 119.8 feet, more or less, to the corner of lots Nos. 3 and 4; thence with the line between said two lots, southwardly 214.8 feet to the northerly margin of Murfreesboro Pike, as widened; thence with said Pike, eastwardly 115 feet to the beginning.
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> Being the same property conveyed to Frank P. Ozburn, Sr. and Dorothy F. Ozburn, as tenants in common, by deed of record in Book 6021, Page 302 Register's Office for said County.
>
> This is improved property, known as 402 Murfreesboro Road, Nashville, Tennessee.