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THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238
#438847 4/10/96 las

10084 485

QUITCLAIM DEED

:Address New Owner(s) :As Follows:	: Send Tax Bills To:	: Map Parcel Numbers:
:Randolph Family :Partners, L.P. :7517 Lakeview Drive :Nashville, Tenn. 37209	:Same :Attn: Margaret G. Randolph	: Part of Map 88 Parcel 38 p/o 27

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, MARGARET G. RANDOLPH, by these presents does hereby quitclaim and convey unto RANDOLPH FAMILY PARTNERS, L.P., a Tennessee limited partnership, and its successors and assigns, all of their right, title and interest in to the following described tract or parcel of land hereinafter described as follows:

Land in Davidson County, Tennessee, described according to a Map that was taken from three actual surveys by George W. Watkins, dated December 3, 1955, May 5, 1961, and September 14, 1961, more particularly described as follows:

BEGINNING at a chittimwood tree (said point being the southeasterly corner of Tract No. 4 that was deeded to Fred Webb Jackson, et ux, from G.L. Comer, Trustee, of record in Book 2487, page 255, Register's Office for Davidson County, Tennessee); thence South 77° west to a black locust, a distance of 240 feet; thence North 82°30' West to an elm tree, a distance of 141 feet; thence North 53°30' West, a distance of 1140 feet; thence North 50° west to an elm tree, a distance of 40 feet; thence North 5° East, a distance of 437 feet; thence North 60°40' East, a distance of 337.2 feet to a point; thence North 60°35' East, a distance of 292.6 feet to a point; thence North 56° east, a distance of 250 feet to a point; thence North 38°28' West, a distance of 535 feet to a point in the southeasterly margin of Lakeview Drive; thence along the southeasterly margin of Lakeview Drive, North 56° east 288 feet to a point; thence South 42°30' East, a distance of 650 feet to a point; thence South 85°, east, a distance of 246 feet to an old beech stump; thence South 3° West, a distance of 1667 feet to the point of beginning. Said tract of land containing 40.9 acres, more or less.

Included in the foregoing legal description but specifically excluded from this conveyance is the following described property:

Beginning at a beech stump in the most easterly corner of the Randolph Property; thus 03°00' W,470.0 feet to a point in the eastern property line; thus, N 87°00' W, 496.0 feet to a point; thus, N 03°00' E, 348.42 feet to an iron pin; thus, N 65°37' E, 295.0 feet to an iron pin; thus, N 85°00' E, 246.00 feet to the beginning and containing 5.05 acres more or less.

Further, Margaret G. Randolph hereby reserves an easement for pedestrian and vehicular ingress and egress on and over that certain strip of property as more particularily described as follows:

An easement providing access from Lakeview Drive to the above noted tract beginning at an iron pin in the southern boundary of Lakeview Drive; thus S 42°30' E, 650.0 feet to an iron pin in the northern boundary of said tract; thus, S 65°37' W, 30.40 feet to a point; thus, N 42°30' W, 646.40 feet to Lakeview Drive; thus, N 56°00' E, 30.0 feet to the beginning and providing a 30.0 foot easement.

Being part of the same property conveyed to William J. Randolph and wife, Margaret G. Randolph by deed from Fred Webb Jackson and wife, of record in Book 3896, page 611, said Register's Office.

The foregoing description is the same as that contained in the prior deed.

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

This property is known as 7517 Lakeview Drive, Nashville, Tennessee 37209.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 3rd day of June, 1996.

Margaret G. Randolph

Margaret G. Randolph

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Margaret G. Randolph, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of June, 1996.

Notary Public

LEE ANN SEXTON NOTARY PUBLIC AT LARGE

My Commission Expires:
5/28/2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Margaret G. Randolph
Affiant

Subscribed and sworn to before me
this 3rd day of June, 1996.

Notary Public

LEE ANN SEXTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires:
5/28/2000

0192009
IDENTIFICATION REFERENCE

96 JUN 12 PM 2:04
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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