0199678

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

FROM 10103 866

IDENTIFICATION REFERENCE

93 JUL -2 PM 4:05

REGISTER

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the STATE OF TENNESSEE, 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 United States Tobacco Manufacturing Company, Inc., hereinafter called the Grantee, certain real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located west of Eighth Avenue North and South of Harrison Street, being a portion of the property belonging to CSX Railroad and being more particularly described as follows:

BEGINNING at a concrete right-of-way monument at the south end of the return at the intersection of the westerly margin of Eighth Avenue North and the southerly margin of Harrison Street, said monument has coordinates of North 647,524.88 and East 1,767,291.38;

Thence, from said monument, South 27 degrees, 32 minutes and 48 seconds,*147.30 feet to a point, South 60 degrees, 33 minutes and 41 secondsWest, 203.22 feet to a point and North 29 degrees, 03 minutes and 45 seconds West, 3.20 feet to the true point of beginning of the herein described tract, said true point of beginning has coordinates of North 647,297.20 and East 1,767,180.96;

*East

Thence, severing the property of CSX Railroad, South 67 degrees, 23 minutes and 46 seconds West, 135.52 feet to a point having coordinates of north 647,245.11 and East 1,767,055.85;

Thence, North 32 degrees 30 minutes and 30 seconds West, 17.33 feet to a point in the southerly line of U. S. Tobacco Manufacturing Company, Inc., having coordinates of North 647,259.73 and East 1,767,046.54;

Thence, with the southerly line of U. S. Tobacco Manufacturing Company, Inc., of record in Deed Book 8016, Page 75, R. O. D. C., North 64 degrees, 02 minutes and 05 seconds East, 135.90 feet to a point, having coorcinates of North 647,319.23 and East 1,767,168.72;

Thence, continuing with U. S. Tobacco Manufacturing Company, Inc., South 29 degrees, 03 minutes and 45 seconds East, 25.20 feet to the true point of beginning, containing 2867 square feet or .0658 acres.

Mail tax bills to new owners as follows:

900 Harrison Street

Nashville, Tn 37203

10103 867

Being a portion of the property conveyed to the State of Tennesse of record in Deed Book 10103 Page 864 Register's Office of Davidson County, Tennessee.

In witness whereof, the signature of the State of Tennessee has been hereunto affixed by Bob Corker, Commissioner of Finance and Administration, with the approval of the Governor, and of the Attorney General, as evidenced by their signatures hereunto affixed as of this the 8th day of January, 1996.

STATE OF TENNESSEE

Bob Corker, Commissioner
Finance and Administration

APPROVED:

Charles W. Burson, Attorney General

Don Sundquist, Governor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public for Davidson County, ***Bob Corker***, 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 31st day of January, 1996.

Notary Public

My Commission Expires:
March 27, 1997

BOOK 10103 PAGE 868

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$ 100.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE
2nd DAY OF July, 1996.

NOTARY PUBLIC

My Commission expires: January 29, 2000

NOTARY PUBLIC AT LARGE

3966 07/02 0101 03CHECK 12.00