BOOK 10129 PG 394

This Instrument Prepared By:
RONALD H. BICE, JR., ATTORNEY
4515 Harding Road, Suite 103
Nashville, TN 37205

FROM: Charles W. McRee and wife, Barbara Bass McRee, et. al.

TO: Ronald H. Bice, Jr., Trustee

FROM: Ronald H. Bice, Jr., Trustee

TO: Charles W. McRee and wife, Barbara Bass McRee, et. al.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Margaret Bass, William Bass & Sara Bass, et al 877 Van Lear Drive Nashville, TN 37203	Same	118-3-5

STATE OF ~~TENNESSEE)~~-Florida
COUNTY OF ~~DAVIDSON)~~Walton

The actual consideration for this transfer is NONE.

William B. Bass
William Bass
TRUST 3110942

Sworn to and subscribed before me this 25th day of June 1996.

Sarah J. Drobnick
Notary Public, State of Florida
Commission No. CC 447642
My Commission Expires 03/22/99
1-800-3-NOTARY - Fla. Notary Service & Bonding Co.

Sarah J Drobnick
Notary Public

My Commission Expires:

FOR LOVE, AND GOOD AND VALUABLE CONSIDERATION, (and no monetary consideration) for the express purpose of making a re-conveyance to create joint tenants by the entirety, among the married parties and tenants in common among the four undivided interests, We, CHARLES W. MCREE and wife, BARBARA BASS MCREE; WILLIAM B. BASS and wife, SARA C. BASS; CATO A. BASS, III, single; and MARGARET C. BASS, do hereby quitclaim and convey unto, RONALD H. BICE, JR., TRUSTEE, his successors and assigns, the following described tract being business property:

A tract of land lying in the 29th Councilmatic District, Davidson County, Tennessee, as surveyed by Southern Land & Associates, Inc. August 26, 1975 and more particularly described as follows:

Beginning at an iron pin in the north line of Fessey Park Road as shown on the master plan of the boundary survey for Ernest Buchi of Berry Hill Industrial Park as surveyed by Southern Land & Associates, Inc., August 26, 1975, also the southeast corner of Tract "K" and the southwest corner of this described tract; thence, leaving said north line along the east line of Tract "K" and along the spur tract as follows: North 04 degrees 32 minutes 13 seconds East 87.03 feet to an iron pin; thence, with a curve to the right (Radius = 383.06 feet) 139.26 feet to an iron pin; thence, leaving said spur tract along the East Line of Tract "K" North 64 degrees 30 minutes 29 seconds West 6.00 feet to an iron pin; thence, North 40 degrees 18 minutes 45 seconds West 65.53 feet to an iron pin located in the South right of

way of the Louisville & Nashville Railroad, being the northwest corner of this described tract; thence with said Railroad right-of-way North 49 degrees 41 minutes 15 seconds East 511.99 feet to an iron pin; thence leaving said right-of-way South 18 degrees 03 minutes 40 seconds East 125.26 feet to an iron pin; thence, South 65 degrees 30 minutes 30 seconds West 13.58 feet to an iron pin; thence with the West boundary line of the property of record in Book 2088, page 503, South 18 degrees, 40 minutes 35 seconds East 174.41 feet to an iron pin located in the North line of Fessey Park Road; thence, with said North line as follows; South 65 degrees 48 minutes 58 seconds West 10.92 feet to an iron pin; thence, with a curve to the left (Radius = 200.00 feet) 56.46 feet to an iron pin; thence, South 49 degrees 38 minutes 33 seconds west 400.37 feet to an iron pin; thence, with a curve to the right (Radius = 75.00 feet) 48.36 feet to an iron pin, thence, South 86 degrees 35 minutes 13 seconds West 61.27 feet to the point of beginning, containing 3.21 acres, more or less.

TOGETHER with a non-exclusive easement for ingress and egress described as follows:
Beginning at an iron pin in the northerly margin of Berry Road, said pin being located South 72 degrees 06' 20" West 169.73 feet from the southwest corner of the Bransford House Apartments property of record in Book 4750, page 175, Register's Office for Davidson County, Tennessee; thence following the easterly margin of said road around a curve to the right (Radius = 25 feet) 49.59 feet to an iron pin; thence, following the easterly margin of Fessey Park Road, North 3 degrees 24' 47" West 698.59 feet to an iron pin thence, along the southerly margin of Fessey Park Road, North 86 degrees 35' 13" East 259.25 feet to another iron pin; thence, curving northeasterly (Radius = 125 feet) 80.60 feet to an iron pin; thence following the southerly margin of said Fessey Park Road North 49 degrees 38' 33" East 400.37 feet to an iron pin; thence curving southeasterly (Radius = 150 feet) 42.34 feet to an iron pin; thence North 68 degrees 47' 32" East 610 Feet to an iron pin; thence North 18 degrees 40' 35" West 50.23 feet to another iron pin; thence following the northerly margin of Fessey Park Road, south 68 degrees 47' 32" West 10.92 feet to an iron pin; thence curving southwesterly (Radius = 200 feet)56.46 feet to an iron pin; thence South 49 degrees 38' 33" West 400.37 feet to another iron pin; thence curving northwesterly (Radius = 25 feet) 48.36 feet to an iron pin; thence south 86 degrees 35' 13" West 329.25 feet along the northerly margin of said road to an iron pin; thence South 3 degrees 24' 47" East 727.15 feet along the westerly margin of said road to an iron pin; thence curving southeasterly (Radius = 25 feet) 20.58 feet to an iron pin thence curving southwesterly (Radius = 25 feet) 20.58 feet to another iron pin; thence South 3 degrees 24' 47" East 31 feet to a point in the northerly margin of said Berry Road, said point being the intersection of the westerly margin of said Fessey Park Road with Berry Road, thence North 72 degrees 06' 20" East 88.05 feet to the point of beginning.

Together with a tract of land acquired less a tract of land conveyed in a certain Agreement Fixing Boundary Line and Quitclaim Deed entered into by the Grantors and C. B. Rollins, Jr., David L. Robbins and Mary Ann Rollins Devor, recorded in Book 6405, page 372 of the Register's Office for Davidson County, Tennessee for which reference is made for a more specific description.

Being the same property conveyed to Grantors by warranty deed from Earnest R. Buchi and Ruthelia Lott Buchi by warranty deed of record in Book 5959, page 308 of the Register's Office for Davidson County, Tennessee.

Being the same property, conveyed to William B. Bass and Sara C. Bass by Quitclaim Deed from Frank C. Ingraham, Trustee of record in Book 9746, page 970 of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantors by deed from C. B. Rollins, David L. Rollins and Mary Ann Rollins Devor of record in Book 6405, Page 372, Register's Office for Davidson County, Tennessee.

This is improved property known as Fessey Park, Nashville, Tennessee.

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

AND now, I the said RONALD H. BICE, JR., TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto the following persons, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as set forth below:

one fourth (1/4) undivided interest to Charles W. McRee and wife, Barbara Bass McRee as tenants by the entirety with right of survivorship;

one-fourth (1/4) undivided interest to William B. Bass and wife, Sara C. Bass, as tenants by the entirety with right of survivorship;

one-fourth (1/4) undivided interest to Cato A. Bass, III, single, as a tenant in common; and

one-fourth (1/4) undivided interest to Margaret C. Bass, as a tenant in common;

IN WITNESS WHEREOF, we have hereunto set out hands on this the 1st day of July, 1996.

Charles W. McRee
Charles W. McRee
NC DL# 3346295

Barbara Bass McRee
Barbara Bass McRee
NC DL# 323 5984

William B. Bass
William B. Bass
TN DL# 3 1 0 9 4 3

Sara C. Bass
Sara C. Bass
TN DL# 087 3995 6

Cato A. Bass, III
Cato A. Bass, III
CADL# 025 8 1 9 1 1 1

Margaret C. Bass
Margaret C. Bass
TN DL# 0 2 0 3 0 1 0 1

Ronald H. Bice, Jr.
Ronald H. Bice, Jr., Trustee

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~DAVIDSON~~ Walton)

Personally appeared before me, Sarah J. Drobnick, a Notary Public in and for said County and State, the within named SARA C. BASS, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Destin, ~~Tennessee~~ Florida, this the 25th day of June, 1996.

Sarah J Drobnick
NOTARY PUBLIC

My commission expires:

Sarah J. Drobnick
Notary Public, State of Florida
Commission No. CC 447642
My Commission Expires 03/22/99
1-800-3-NOTARY - Fla. Notary Service & Bonding Co.

STATE OF Florida)
COUNTY OF Walton)

Personally appeared before me, Sarah J. Drobnick, a Notary Public in and for said County and State, the within named CATO A. BASS, III, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Destin, ~~Tennessee~~ Florida, this the 25th day of June, 1996.

Sarah J Drobnick
NOTARY PUBLIC

My commission expires:

Sarah J. Drobnick
Notary Public, State of Florida
Commission No. CC 447642
My Commission Expires 03/22/99
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STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ WALTON

Personally appeared before me, Sarah J. Drobnick, a Notary Public in and for said County and State, the within named MARGARET C. BASS, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Destin, ~~Tennessee~~ Florida, this the 25th day of June, 1996.

Sarah J Drobnick
NOTARY PUBLIC

My commission expires:

Sarah J. Drobnick
Notary Public, State of Florida
Commission No. CC 447642
My Commission Expires 03/22/99
1-800-3-NOTARY - Fla. Notary Service & Bonding Co.

BOOK 10129 PG 398

STATE OF North Carolina
COUNTY OF Mecklenburg

Personally appeared before me, MARTHA C RIGGINS, a Notary Public in and for said County and State, the within named CHARLES W. McREE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Charlotte, ~~Tennessee~~ North Carolina, this the 27 day of June, 1996.

NOTARY PUBLIC

My commission expires:

August 16, 1997

STATE OF Florida)
COUNTY OF Walton)

Personally appeared before me, Sarah J. Drobnick, a Notary Public in and for said County and State, the within named BARBARA BASS McREE, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Destin, ~~Tennessee~~ Florida, this the 25th day of June, 1996.

Sarah J. Drobnick
Notary Public, State of Florida
Commission No. CC 447642
My Commission Expires 03/22/99
1-800-3-NOTARY - Fla. Notary Service & Bonding Co.

NOTARY PUBLIC

My commission expires:

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF DAVIDSON Walton

Personally appeared before me, Sarah J. Drobnick, a Notary Public in and for said County and State, the within named WILLIAM B. BASS, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Destin, ~~Tennessee~~ Florida, this the 25th day of June, 1996.

Sarah J. Drobnick
Notary Public, State of Florida
Commission No. CC 447642
My Commission Expires 03/22/99
1-800-3-NOTARY - Fla. Notary Service & Bonding Co.

NOTARY PUBLIC

My commission expires:

BOOK 10129 PG 399

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Margaret A. Powers, a Notary Public in and for said County and State, the within named RONALD H. BICE, JR., TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of July, 1996.

Margaret A. Powers
Notary Public

My Commission Expires:

1-25-97

D2006395

[illegible]

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[illegible] REGISTER
DAVIDSON COUNTY, TN.

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