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IDENTIF. & REFERENCE
PICK-UP

BOOK 10147 PG 643

96 AUG -6 PM 1:37

REGISTER
DAVIDSON COUNTY, TN.

MAP 130-1
Parcel 207

SEND TAX BILLS TO:

5703 Building, L.L.C.
5711 Old Harding Road
Nashville, TN 37205

This Instrument Prepared By:

Ronald H. Bice, Jr., Attorney
4515 Harding Road, Suite 103
Nashville, TN 37205

QUITCLAIM DEED

THIS INSTRUMENT MADE AND ENTERED INTO on this the 6th day of August, 1996, by and between JOHN S. PHIPPS, JR. and wife, MARTHA B. PHIPPS; ROBERT E. PHIPPS, and wife, NANCY S. PHIPPS; and JOHN S. PHIPPS, SR. and wife, MARTHA M. PHIPPS, Parties of the First Part, and 5703 BUILDING, L.L.C., a Tennessee limited liability company, Party of the Second Part, all citizens and residents of the State of Tennessee;

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION OF THE SUM OF One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties of the First Part conveys and quitclaims unto the Party of the Second Part, its representatives, successors and assigns; for the purpose of capitalizing the limited liability company by conveying any and all title and interest in a certain parcel or tract of land in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson Co., Tennessee, situated on the eastern side of Old Harding Road across from the intersection of Haverford Drive and described as follows:

Beginning at an iron pin located in the west R.O.W. margin of the L & N Railroad, said pin is 333.0 feet north of Mile Marker Post No. 7; thence leaving said R.O.W. N 56 degrees 43' 51" W 55.04 feet to an iron pin in the eastern R.O.W. margin of Old Harding Road; thence with said R.O.W., N 33 degrees 07' 42" E 211.71 feet to an iron pin; thence leaving said R.O.W. S 66 degrees 08' 51" E 20.16 feet to an iron pin in the western R.O.W. of the L & N Railroad; thence with said R.O.W. S 23 degrees 51' 09" W 217.95 feet to the point of beginning, said tract containing 8,025 square feet.

Being the same property conveyed to John S. Phipps, Sr., John S. Phipps, Jr., and Robert E. Phipps by deed from CSX Transportation, Inc. of record in Book 8343, page 189, Register's Office for Davidson County, Tennessee.

Martha B. Phipps, Nancy S. Phipps, and Martha M. Phipps, join in this conveyance for the sole purpose to relinquish their marital rights to said property..

This is unimproved property known as 5703 Old Harding Road, Nashville, TN 37205.

IN TESTIMONY WHEREOF, the Parties of the First Part have

hereunto set their signature, this day and date first above written.

PARTIES OF THE FIRST PART:

JOHN S. PHIPPS, JR.

MARTHA B. PHIPPS

ROBERT E. PHIPPS

NANCY S. PHIPPS

JOHN S. PHIPPS

MARTHA M. PHIPPS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ -0-. Subscribed and sworn to before me, this the 6th day of August, 1996.

AFFIANT

NOTARY PUBLIC

My Commission Expires: Jan. 27, 1998

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Lori B. Jeffrey, a Notary Public in and for said County and State, the within named, JOHN S. PHIPPS, JR. and wife, MARTHA B. PHIPPS, ROBERT E. PHIPPS and wife, NANCY S. PHIPPS. JOHN S. PHIPPS, SR. and wife, MARTHA M. PHIPPS, the Bargainor 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 official seal at Nashville, Tennessee, this 6th day of August, 1996.

NOTARY PUBLIC

My commission expires: 11-23-98

NOTARY PUBLIC AT LARGE

96 AUG 06 AM 10:01 DAVIDSON

8-00