BOOK 10151 PG 270

QUITCLAIM DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration the receipt of which is hereby acknowledged, We, Bernie W. Sands, unmarried, and William R. Wilkes, unmarried, for the express purpose of making a conveyance to create a fee simple absolute, by these presents do hereby quitclaim and convey to Mark A. Ellmore, Jr., Trustee, all our right, title and interest in and to the following described tract of land to wit:

TRACT 1

A tract of land in the First Civil District, Nashville, Davidson County, Tennessee lying generally on the north side of Whites Creek Pike and west of Green Lane and being more particularly described as follows:

BEGINNING at an iron pin set pin set on the north margin of Whites Creek Pike; said pin being North 45 degrees 14 minutes 28 seconds West 191.47 feet from the southwest corner of Lot 1, Frances Gore Subdivision of record in Plat Book 7900, page 119, Register's Office for Davidson County, Tennessee; thence,

I eaving said north margin of Whites Creek Pike and with the easterly boundary of Earl B. Bates Nursery and Garden Center of record in Book 5744, page 718, Register's Office for Davidson County, Tennessee North 42 degrees 28 minutes 27 seconds East 2880.33 feet to an iron pin set on the southerly boundary of Kenneth L. Dudney, et ux of record in Book 9228, page 661, Register's Office for Davidson County, Tennessee; thence,

With said Dudney South 81 degrees 36 minutes 56 seconds East 197.93 feet to an iron pin set on the common boundary of Tracts 1 & 2; thence,

With the common boundary of Tracts 1 & 2 South 45 degrees 46 minutes 06 seconds West 641.51 feet to an iron pin set; thence,

South 40 degrees 57 minutes 46 seconds West 1486.70 feet to an iron pin set; thence,

South 39 degrees 07 minutes 05 seconds West 233.49 feet to an iron pin set; thence,

South 39 degrees 58 minutes 10 seconds West 276.65 feet to an iron pin set; thence,

South 44 degrees 55 minutes 59 seconds West 368.71 feet to an iron pin set on the north margin of Whites Creek Pike; thence,

With said north margin of Whites Creek Pike North 45 degrees 14 minutes 28 seconds West 95.74 feet to the point of beginning.

Containing 398,876 square feet or 9.16 acres, more or less as surveyed by Daniels and Associates, Inc., Gregory B. Daniels, RLS #1489, dated May 8, 1996. *

Being part of the same property conveyed to Bernie W. Sands, unmarried, and William R. Wilkes, unmarried, by deed from Jewel Frances Gore, unmarried, of record in Book 9753, page 259, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and setback lines of record.

*A copy of survey is attached as Exhibit "A".

This conveyance is made subject to a Deed of Trust of record in Book 9753, page 263, Register's Office for Davidson County, Tennessee.

This is unimproved property.

This instrument was prepared from information furnished by the parties.

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

And now, I, the said Mark A. Ellmore, Jr., Trustee, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey all my right, title and interest to Bernie W. Sands, unmarried, 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 above.

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

Bernie W Sands
BERNIE W. SANDS

William R. Wilkes
WILLIAM R. WILKES

Mark A Ellmore Jr Trustee
MARK A. ELLMORE, JR., TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bernie W. Sands and William R. Wilkes 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 1st day of August, 1996.

11-20-96
My commission expires:

Tammy Williams
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Mark A. Ellmore, Jr., with whom I am acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this the 1st day of August, 1996.

11-20-96
My commission expires:

Tammy Williams
Notary Public

BOOK 10151 PG 272

AFFIDAVIT

I do hereby certify that the actual, true, and correct consideration or value, whichever is greater, for this transfer is $ -0-, which is paid for the property herein conveyed.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark A. Ellmore Jr., the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 1st day of August, 1996.

11-20-96
My commission expires:

Notary Public

ADDRESS OF NEW OWNERS
Bernie W. Sands
201 Grizzard Blvd., #J-13
Nashville, TN 37207

SEND TAX BILLS TO
SAME

MAP/PARCEL
Map 193
P/O Parcel 49

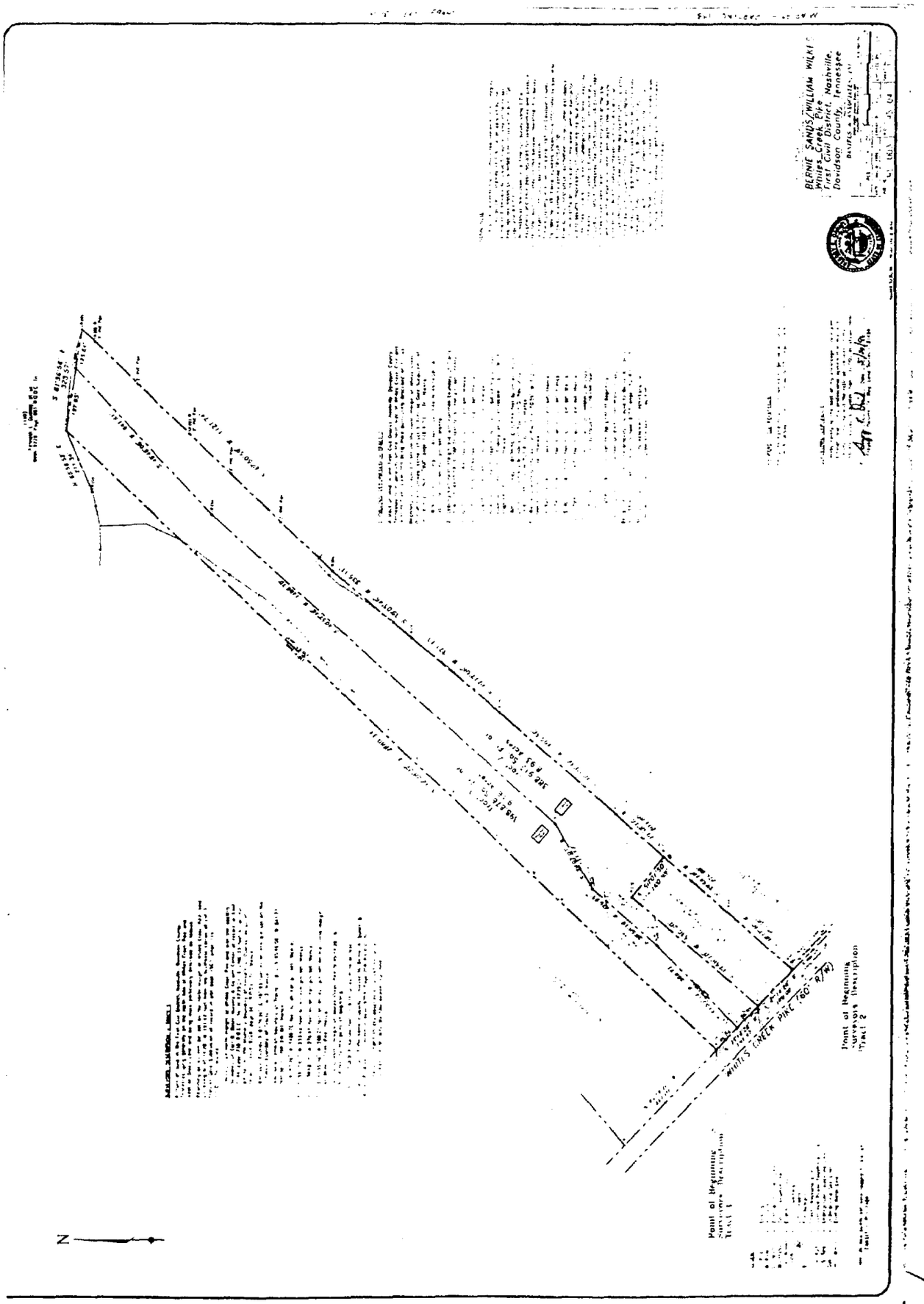
This Instrument Prepared By:
Mark A. Ellmore, Jr., Attorney
388 Harding Place, Suite C
Nashville, Tennessee 37211

02112783
IDENTIF. ↑ REFERENCE

96 AUG -8 PM 3:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5146 08/08 0101 03CHECK 16.00

EXHIBIT "A"



RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
RECEIVED