BK/10221PG236

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
The Jones Company 133 Holiday Court Suite 200 Franklin, TN 37067	New Owner	Map 172 Parcels 16, 109, 110 and 111

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Raymond L. Barrett**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jones Land Company, LLC, a Tennessee limited liability company**, hereinafter called the Grantees, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

LAND in Davidson County, Tennessee, being all of the land shown within the Planned Unit Development Boundary Plat of Banbury Crossing dated July 11, 1996 and prepared by Larry D. Epps, Tennessee Registered Land Surveyor No. 1536, Gresham, Smith and Partners, 3310 West End Avenue, Nashville, Tennessee 37203 to be recorded in the Register's Office for Davidson County, Tennessee (hereinafter "RODC"), and being described as follows, to wit:

Beginning at a point on the westerly margin of Edmonson Pike, said point being the eastern most corner of the herein described tract on Edmonson Pike and also being the northeast corner of the International Church of the Foursquare Gospel as of record in Book 8032, page 710, RODC; thence, running with the northern boundary of the church property South 88° 26' 24" West a distance of 171.71 feet to an old iron rod at the northwest corner of the church property; thence, running with the western boundary of the church property South 07° 37' 36" West a distance of 480.45 feet to an old iron rod in the northern line of the Susan B. Campbell property described in Book 8231, page 803, RODC; thence running with the northern boundary of the Campbell property North 84° 01' 53" West a distance of 1326.16 feet to an old iron rod at the northwest corner of the Campbell property; thence running with the western boundary of the Campbell property and the William Leland Kimbro property described in Book 4148, page 217, RODC, South 06° 28' 39" West a distance of 400.23 feet to an old iron rod at the northwest corner of the J.C. McPherson property described in Book 4748, page 784, RODC; thence running with the western boundary of the McPherson property South 05° 00' 36" West a distance of 202.10 feet to an old iron rod at the northwest corner of the Jullian Keith Crowe property described in Book 5155, page 831, RODC; thence running with the western boundary of the Crowe property South 07° 05' 11" West a distance of 975.64 feet to an old iron rod in the northern margin of Old Smyrna Road; thence, following the northern margin of Old Smyrna Road, South 69° 32' 02" West a distance of 155.58 feet to an old iron rod; thence, continuing following the northern margin of Old Smyrna Road, South 72° 48' 29" West a distance of 308.02 feet to an old iron rod at the southeast corner of the Mary Herbert Pope property described in Book 6156, page 125, RODC; thence running with the eastern boundary of the Pope property North 03° 31' 28" East a distance of 338.61 feet to an old iron rod at the northeast corner of the Pope property; thence running with the northern boundary of the Pope property North 82° 19' 26" West a distance of 801.23 feet to a new 5/8 inch rebar set in the Davidson and Williamson County line; thence along said county line North 54° 41' 00" West a distance of 780.54 feet to a new 5/8 inch rebar set in the eastern boundary of the property shown on the plat of Cottonport Plantation, Phase III as of record in Book 6900, page 951, RODC; thence along said Cottonport Plantation, Phase III property North 20° 35' 30" East a distance of 253.05 feet to an existing fence post; thence continuing along the Cottonport Plantation, Phase III property and also following the eastern boundary of the property shown on the plat of Cottonport Plantation, Phase II as of record in Book 6900, page 950, RODC North 20° 11' 24" East a distance of 614.62 feet to an existing fence post; thence continuing along the Cottonport Plantation, Phase II property North 20° 45' 29" East a distance of 541.86 feet to an existing fence post; thence continuing along the Cottonport Plantation, Phase II property North 38° 21' 02" East a distance of 110.52 feet to an existing fence post at the southwest corner of the Stonewall Jackson property as described in Book 2927, page 67, RODC; thence following the southern boundary of the Jackson property South 84° 33' 58" East a distance of 608.49 feet to an old iron rod at the southwest corner of the Montessori Academy, Inc. property described in Book 8015, page 317, RODC; thence running with the southern boundary of the Montessori Academy

property South 83° 13' 45" East a distance of 571.92 feet to an old iron rod at the southwest corner of the E.C. Bernstorf property described in Book 6522, page 566, RODC; thence running with the southern boundary of the Bernstorf property South 82° 32' 59" East a distance of 246.98 feet to an old iron rod at the southeastern corner of the Bernstorf property; thence running with the eastern boundary of the Bernstorf property North 20° 58' 17" East a distance of 209.26 feet to an old iron rod at the southwest corner of the Joe D. Gray property described in Book 5453, page 765, RODC; thence running with the southern boundary of the Gray property South 72° 22' 09" East a distance of 399.74 feet to an old iron rod at the southwest corner of the Plummer Maxwell Hodges, Jr. property described in Book 4926, page 578, RODC; thence running with the southern boundary of the Hodges property South 75° 56' 29" East a distance of 656.10 feet to a new 5/8 inch rebar at the southwest corner of the Eugene Jackson property described in Book 7110, page 932, RODC; thence, along the southern boundary of the Jackson property and along a curve to the right with a radius of 1000 feet, delta 3° 29' 00", arc length 60.80 feet, tangent 30.41 feet, chord length 60.79 feet and chord bearing North 85° 43' 42" East to an old iron rod; thence, North 87° 28' 13" East a distance of 162.33 feet to an old iron rod; thence along a curve to the left with a radius of 900 feet, delta 12° 28' 00", arc length 195.83 feet, tangent 98.30 feet, chord length 195.44 feet and chord bearing North 81° 14' 13" East to a 12 inch hackberry tree; thence, North 75° 00' 13" East a distance of 47.71 feet to an old concrete monument; thence North 75° 22' 42" East a distance of 8.49 feet to a point in the western margin of Edmonson Pike; thence with the western margin of Edmonson Pike South 36° 04' 11" East a distance of 76.13 feet to the Point of Beginning. Said property being all of Parcels 16, 109, 110 and 111 as shown on Metro Tax Map 172 (excluding the portion of said Parcel 111 lying and being in Williamson County.)

The above description was been prepared by Larry D. Epps, Tennessee Registered Land Surveyor No. 1536, Gresham, Smith and Partners, 3310 West End Avenue, Nashville, Tennessee 37203.

This being a combination of the same property owned by (1) Horace William Swain and Betty Swain Mays as described in a deed of record in Book 1166, page 298, RODC and devised to the said Horace William Swain and Betty Swain Mays by Will recorded in Will Book 184, page 608, Probate Court for Davidson County, Tennessee, (2) Raymond L. Barrett as described in deeds of record in Book 4730, page 765 and in Book 5564, page 585, RODC, (3) John L. Lee and Julia F. Lee as described in a deed of record in Book 4291, page 212, RODC, and by (4) James J. Conner, Trustee for the Klara P. Alexander Family Trust as described in deeds of record in Book 9204, page 998, in Book 9289, page 586, and in Book 9594, page 332, all in said Register's Office.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been granted and delivered in order to eliminate any question of gaps or variance in description of the above described property. The within named Grantee has this day purchased all of the above described property by Warranty Deeds from (a) Horace William Swain and Betty Swain Mays, (b) Raymond L. Barrett, (c) John L. Lee and Julia F. Lee and (d) James J. Conner, Trustee for the Klara P. Alexander Family Trust. The descriptions contained in each of the said four deeds was prepared using the prior deed description or a combination of prior deed information and current survey information. The only complete description based on a current survey available to the preparer of this instrument is the above description of the entire property which includes all four of the previous tracts. In order to clarify that the within named Grantee has received all of the above described property without any gaps, gores, strips or other areas being excluded, the undersigned has signed this quitclaim deed to confirm said conveyances.

IN WITNESS WHEREOF, this instrument has been executed this 9th day of October, 1996.

Raymond L. Barrett

Raymond L. Barrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

James R. Barrett
Affiant

Subscribed and sworn to before me this 9th day of October, 1996.

Notary Public
My commission expires: 7/24/97

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 Raymond L. Barrett, the bargainor, with whom I am personally 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 9th day of October, 1996.

Notary Public
My commission expires: 7/24/97

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

QCD4.200

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IDENTIFICATION REFERENCE

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[illegible] REGISTER
DAVIDSON COUNTY, TN.

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