BOOK 10223 PG 708

0235384

IDENTIFICATION REFERENCE

96 OCT 11 PM 4:13

REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

This Instrument prepared by
and after recording return to:
GREENE & GREENE
323 Union Street
Nashville, Tennessee 37201

Send Tax Bills to New Owner at:

FREEMAN-DIXON FAMILY LIMITED
PARTNERSHIP
c/o Freeman Managment, Inc.
109 Murphy Court
Nashville, Tennessee 37203

Map 114
Parcel 202 and 203

QUITCLAIM DEED

9257 10/11 0101 03CHECK 8.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THAT BLEVINS-FREEMAN STORAGE ASSOCIATION, a Tennessee joint venture (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by FREEMAN-DIXON FAMILY LIMITED PARTNERSHIP, a Tennessee family limited partnership (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has QUITCLAIMED, TRANSFERRED AND CONVEYED, and by these presents does QUITCLAIM, TRANSFER AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, being Lot No. 1 as shown on the plat of A Storage Inn of record in Plat Book 7900, page 403, R.O.D.C. located northeast of the intersection of Old Hickory Boulevard and Tolbert Road and being more particularly described as follows:

Beginning at a point at the most southwest corner of Lot No. 1, said point being N 20° 37' 53" W, 66.00 feet from a concrete monument in the north margin of Tolbert Road; Thence, with the east line of William Judd, et ux, of record in Deed Book 3033, page 605, R.O.D.C. and Donald W. Sanders, et ux, of record in Deed Book 9980, page 967, R.O.D.C., N 20° 37' 53" W, 307.82 feet to a concrete monument; Thence with the south line of R & J Properties, Inc. of record in Deed Book 9763, page 456, R.O.D.C., S 86° 35' 18" E, 45.00 feet to a point; Thence, with the common line between Lots 1 and 2 of A Storage Inn the following calls: S 08° 25' 11" W, 218.00 feet to a point, S 39° 36' 22" W, 77.18 feet to a point S 57° 09' 36" W, 33.60 feet to a point, N 79° 47' 26" W, 44.74 feet to the point of beginning, containing 21,007 square feet or 0.48 acres, more or less.

Being a portion of the same property conveyed to Blevins-Freeman Storage Association, a Tennessee joint venture composed of CMC Limited Partnership and J.V. Blevins and J. Williams Blevins, by deed from CMC Limited Partnership, a Tennessee limited partnership with Dixon-Freeman, Inc., a Tennessee corporation as its General Partner, of record in Book 8560, page 7, and re-recorded in Book 8642, page 802, Register's Office for Davidson County, Tennessee.

This is unimproved property located on Tolbert Road in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever.

The Grantor, for itself and its heirs, successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple of the Property; that the Grantor has good right and lawful authority to quitclaim and convey the Property; that the Grantor has done no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor or any other person.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantor as of the 11th day of October, 1996.

GRANTOR:

BLEVINS-FREEMAN STORAGE ASSOCIATION

By: CMC Limited Partnership,
Its General Partner

By: Dixon-Freeman, Inc.
Its General Partner

By: _____
J. Edmond Freeman, Jr., Pres.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared J. Edmond Freeman, Jr., with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is president of Dixon-Freeman, Inc., general partner of CMC Limited Partnership, general partner of Blevins-Freeman Storage Association, a joint venture, and is authorized to execute this instrument on behalf of Blevins-Freeman Storage Association.

Witness my hand and seal, at offices in Nashville, Tennessee, this 11th day of October, 1996.

_____
Notary Public

My Commission Expires:
3/2/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is $None.

_____
AFFIANT

Sworn to and subscribed before me
this 11th day of October, 1996.

_____
Notary Public

My Commission Expires:
3/21/98

JAG/e8