10294 410

This Instrument Prepared By
State of Tennessee
Real Estate Management
15th Floor. Tennessee Tower
312 - 8th Avenue
Nashville TN 37243-0299

MAP 154
PART OF PARCEL 101

595 12/18 0101 03CHECK 16.00

QUITCLAIM DEED

For and in consideration of certain property conveyed by Key Investments, Inc., by Warranty Deed of even date herewith of Record Book 10294, Page 407, Register's Office of Davidson County, Tennessee, the State of Tennessee, acting by the Commissioner of Finance and Administration, with the approval of the Governor, and the Attorney General, acting under the authority of Section 12-2-112, Tennessee Code Annotated, does hereby bargain, sell, remise, release, quitclaim, and convey unto Key Investments, Inc., certain real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

TRACT #3:

Land situated in the thirty-third (33) councilmanic district of Davidson County, Tennessee, and being a portion of the Radnor Lake State Natural Area, property of the State of Tennessee as evidenced in Deed Book 5453, Page 485, and described according to a survey dated July 22, 1991, by Robert J. Morris R.L.S. #748 for the Department of Environment and Conservation as follows:

Beginning on a rock with a cut cross and being the northeast corner of the Indian Hills subdivision as evidenced in Plat Book 2663, Page 21, and the southeast corner of the State of Tennessee, Deed Book 5453, Page 485, and having coordinates referenced to the Tennessee coordinate system (N.A.D. 1983) of North 621969.4500 feet and East 1733515.9452 feet;

thence, running with the line of the said state and Indian Hills subdivision three calls as follows North 82 degrees 06 minutes 34 seconds West, 214.83 feet to an existing iron pin;

thence, South 07 degrees 53 minutes 33 seconds West, 12.36 feet to an existing iron pin;

thence, North 82 degrees 06 minutes 34 seconds West, 215.44 feet to an existing iron pin at the northwest corner of the Indian Hills subdivision and the southwest corner of said state, and in the East line of Gary Foltenewicz, as evidenced in Quitclaim Deed Book 7941, Page 157; thence, with the line of Foltenewicz two calls follows;

North 07 degrees 35 minutes 34 seconds East, 640.99 feet to an existing iron pin;

thence North 36 degrees 02 minutes 03 seconds West, 144.70 feet to an existing iron pin at the common corner of Foltenewicz and said state and in the East line of James M. Ward as evidenced in Deed Book 4537, Page 990;

thence, running with the line of Ward North 10 degrees 04 minutes 07 seconds East, 307.74 feet to an existing iron pin, a common corner of Ward and the herein described tract, and in the line of Brentwood Realty and Investment company as evidenced in Quitclaim Deed Book 7088, Page 943;

thence, running with the line of Brentwood Realty and Investment Company North 59 degrees 01 minutes 22 seconds East, 111.41 feet to an existing iron pipe;

PICK-UP

96 DEC 18 PM 2:05
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0256946

Mail tax bills to new owners as follows:
Key Investments, Inc.
P.O. Box 1569
Brentwood, TN 37024

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10294 411

thence, with a severance line North 86 degrees 21 minutes 24 seconds East, 451.70 feet to an existing concrete monument in the line of Treetop Builders Incorporated, as evidenced in Deed Book 7250, Page 45, said monument being a corner of the State of Tennessee (Radnor Lake) and Henderson Hillin Jr., as evidenced in Deed Book 4032, Page 801;

thence, with the line of Hillin South 08 degrees 13 minutes 35 seconds West, 1200.61 feet to the point of beginning and containing 12.490 acres and subject however to existing covenants or easements whether of record or not.

Being [a portion of] the same property conveyed to Grantor by Deed of record in Book 5453 Page 485, Register's Office for Davidson County, Tennessee.

In witness whereof, the signature of the State of Tennessee has been hereunto affixed by the Commissioner of Finance and Administration, with the approval of the Governor, and of the Attorney General, as evidenced by their signatures hereunto affixed as of this the 16 day of September, 1996.

STATE OF TENNESSEE

John D. Ferguson

John D. Ferguson, Commissioner
Finance and Administration

APPROVED:

Charles W. Burson

Charles W. Burson, Attorney General

Don Sundquist

Don Sundquist, Governor

BOOK 10294 PG 412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public for Davidson County, ***John D. Ferguson***, Commissioner of Finance and Administration with whom I am personally acquainted and who, upon oath, acknowledged that he is the Commissioner of Finance and Administration and that he as Commissioner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the State of Tennessee by himself as Commissioner.

Witness my hand and seal at office, this 6th day of Sept, 19 96.

Notary Public

My Commission Expires:

March 27, 1999

BRENDA TUCKER NOTARY PUBLIC AT LARGE DAVIDSON

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$ 0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE
4th DAY OF December, 199 6

NOTARY PUBLIC

My Commission expires: 11/28/98