THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED
SunTrust Center
424 Church Street, Suite 1750
Nashville, TN 37219

BOX 33-B

BOOK 10328 PG 259

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $10.00 and no other monetary consideration.

Karl E. Haury Jr.
Affiant

Subscribed and sworn to before me this 20th day of January, 1997.

Notary Public

My commission expires: 1-20-98

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel No.
Karl E. Haury, Jr. 110 30th Avenue North Nashville, TN 37212	Same	141-11

FOR AND IN CONSIDERATION OF Ten and 11/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, SUNFLOWER PROPERTIES, a Tennessee General Partnership (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto KARL E. HAURY, JR., all of its right, title and interest in property located in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" attached hereto and made a part hereof.

Whenever used, the singular number shall include the plural and the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of January, 1997.

SUNFLOWER PROPERTIES,
a Tennessee General Partnership

By: Karl E. Haury Jr.
Karl E. Haury, Jr.,
General Partner

By: J. Hunter Atkins
J. Hunter Atkins,
General Partner

97 JAN 24 AM 10:35
DAVIDSON COUNTY, TN

IDENTIF. ↑ REFERENCE
0266662

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared J. Hunter Atkins with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of SUNFLOWER PROPERTIES, and that they as such General Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by himself.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of January, 1997.

NOTARY PUBLIC
My Commission Expires: 1-20-98

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Karl E. Haury, Jr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of SUNFLOWER PROPERTIES, and that he as such General Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by himself.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of January, 1997.

NOTARY PUBLIC
My Commission Expires: 1-20-98

H:HAURY.QCD

EXHIBIT "A"

Being a portion of the property described herein:

Land lying in the Thirty-Fifth (35th) Civil District of Davidson County, Tennessee, being more particularly described as follows:

Being a 42.34 acre, more of less tract of land lying in 35th Councilmanic District of Davidson County, Tennessee, and being the R. Hutton Buchanan and Jack P. Pickard property as of record in Book 4704, page 683 and Book 4687, page 428, Register's Office, Davidson County, TN., and a portion of the Ronda Read Taylor property as of record in Book 6774, page 215, Register's Office, Davidson County, TN., and being more particularly described as follows:

Beginning at a point in the Easterly line of the afore-mentioned Ronda Read Taylor property, said point being in the Northerly margin of an access road easement conveyed to the United States of America in Book 4116, page 151, Register's Office, DavIdson County, TN.; thence with the Easterly line of said Taylor property South 10° 57' 29" West a distance of 25.64 feet to a point in the centerline of said access easement, said point being the most Northeasterly corner of the afore-mentioned buchanan and Pickard property; thence with the common line of said Buchanan & Pickard property and the Vanderbilt University property as of record in Book 6800, page 214, Register's Office, Davidson County, TN., the following calls: South 10° 57' 29" West a distance of 99.50 feet to a point; thence South 08° 47' 49" West a distance of 116.60 feet to a point; thence South 06° 49' 34" West a distance of 853.10 feet to a point; thence South 05° 56' 34" West a distance of 178.76 feet to a point in the Northerly right-of-way of CSX Railroad; thence with the Northerly right-of-way of said CSX Railroad North 80° 00' 26" West a distance of 118.67 feet to a point; thence continuing, with a curve to the right having a radius of 5679.58 feet, a delta of 21° 32' 09", a chord bearing of North 69° 14' 22" West, an arc distance of 2134.79 feet to a point in the approximate centerline of the Harpeth River; thence leaving the Northerly right-of-way of the CSX Railroad and with the approximate centerline of the Harpeth River the following calls: North 45° 49' 00" East a distance of 331.34 feet to a point; thence North 80° 49' 00" East a distance of 717.50 feet to a point; thence North 57° 49' 00" East a distance of 359.33 feet to a point, said point being the most Southwesterly corner of the afore-mentioned Ronda Read Taylor property; thence leaving the centerline of the Harpeth River and with the common line of said Taylor property and the herein described tract South 65° 20' 20" East a distance of 410.27 feet to a point in the Northwesterly margin of the afore-mentioned access easement conveyed to the United States of America; thence with the Northwesterly line of said access easement, severing Taylor property the following calls:

North 56° 28' 37" East a distance of 187.51 feet to a point; thence with a curve to the right having a radius of 465.74 feet, a delta of 57° 19' 00", a chord bearing North 85° 08' 07" East an arc distance of 465.91 feet to a point; thence continuing South 66° 12' 23" East, a distance of 42.10 feet to the point of beginning, containing 42.34 acres, more or less.

LESS AND EXCEPT: Lots 12, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 26, 27, 28, 46, 48, 49, 84, 85, 87 and 88, as shown on Plat of Poplar Ridge of record in Book 7900, page 206, as corrected by Book 8292, page 973, said Register's Office; and **LESS AND EXCEPT ALSO** all of the area shown as being dedicated "open space" on the recorded Plats of Poplar Ridge, a residential planned unit development, of record in Book 7900, page 150, 151, and 206, said Register's Office, as corrected by instrument of record in Book 8292, page 973, said Register's Office, said "open space" having been quitclaimed by Grantor to Poplar Ridge Homeowner's Association by Quitclaim Deed of even date herewith.

Being the same property conveyed to SunFlower Properties, a Tennessee general partnership by Deed of Record in Book 9081, page 76, said Register's Office.

LESS AND EXCEPT:

Property located in the 35th Councilmanic of Nashville, Davidson County, Tennessee. Being all of the remaining undeveloped property excluding any dedicated open space, lying adjacent to and south of Section One, Poplar Ridge of record in Plat Book 7900, page 206, as shown on the P.U.D. Boundary, final plat of Poplar Ridge as of record in Plat Book 7900, page 150 in the Register's Office for Davidson County, Tennessee, and being more particularly described accordingly to the above mentioned plats as follows:

Beginning at a point, said point being the southwest corner of Lot 85 on the Final Plat of Revised Section One, Poplar Ridge as of record in Plat Book 7900, page 206, R.O.D.C., TN, said point also being on the easterly margin of a 50 foot wide TVA access easement as shown on the above referenced plat and as recorded in Deed Book 4116, page 151, R.O.D.C., TN; thence, leaving said access easement and following the south line of Lot 85 and 84 South 74° 21' 23" East 110.00 feet to a point, being the northeast corner of a tract designated as open space in Plat Book 7900, page 150, R.O.D.C., TN, said point also being the point of commencement of the herein described property, thence, following the common line of the herein described property and the said open space tract South 21° 00' 22" West 132.58 feet to a point; thence, South 16° 11' 45" West 280.25 feet to a point; thence, South 20° 49' 48" East 120.37 feet to a point; thence, South 76° 38' 09" East 464.87 feet to a point; thence, North 86° 34' 52" East 152.64 feet to a point; thence, North 06° 49' 34" East 110.05 feet to a point; thence, South 83° 10' 26" East 94.00 feet to a point; being on the west line of property conveyed to Vanderbilt University as of record in Deed Book 6800, page 214, R.O.D.C., TN; thence following said west line North 06° 49' 34" East 305.00 feet to a point, being the southeast corner of Lot 29 on the aforementioned final plat of said revised, Section One, Poplar Ridge; thence, following the south line of said Section One, Poplar Ridge North 83° 10' 26" West 170.00 feet to a point; thence, North 06° 49' 34" East 4.99 feet to a point; thence, North 83° 10' 26" West 100.00 feet to a point; thence, North 06° 49' 34" East 47.00 feet to a point; thence, North 54° 37' 02" West 86.69 feet to a point; thence, South 58° 47' 50" West 63.89 feet to a point; thence, North 64° 24' 00" West 104.95 feet to a point; thence, South 34° 16' 26" West 11.61 feet to a point; thence, North 55° 43' 34" West 140.00 feet to a point; thence, South 78° 11' 57" West 61.62 feet to the point of commencement.

CONTAINING 337,732 SQUARE FEET OR 7.75 ACRES.

Being part of the same property conveyed to Karl E. Haury, Jr. from Sunflower Properties, a Tennessee General Partnership by deed of record in Book 9977, page 200, Register's Office for Davidson County, Tennessee.

F:LEGAL.HAU

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