First Title & Escrow Co., Inc.
Box #9B
#14431

This Instrument Prepared By:
George E. Mudter, Jr., Esq.
TRABUE, STURDIVANT & DeWITT
2500 Nashville City Center
511 Union Street
Nashville, TN 37219-1738

BOOK 10371 PG 287

/06 0101 03CHECK 12.00

QUITCLAIM DEED

Address New Owner(s): John O'Neal Clayton, Jr., Trustee Suite 110, 4535 Harding Rd. Nashville, TN 37205	**Send Tax Bills to:** New Owner	**Map:** 144-1 **Parcel:** 10.00 **Field Book:** FH-26145

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, GREGORY L. BURNS (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto JOHN O'NEAL CLAYTON, JR., Trustee, with full power to sell, mortgage or convey without the joinder of any beneficiary, all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is unimproved property.

This is not the usual residence of Grantor.

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

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 24th day of February, 1997.

GREGORY L. BURNS

027914.70
IDENTIFICATION REFERENCE

97 MAR -6 AM 10:43
FELIX Z. BRANNAN REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named GREGORY L. BURNS, the bargainor(s), 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 24th day of February, 1997.

Notary Public

My Commission Expires: 5/23/98

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

There is no other monetary consideration for this transfer.

Sworn to and subscribed before me this 24th day of February, 1997.

Notary Public

My Commission Expires: 5/23/98

LAND in the 7th Civil District of Davidson County, Tennessee, being part of Block J on the Map of Belle Meade Subdivision No. 2, of record in Book 421, page 51 said Register's Office and further described as Lot No. 1 of a survey prepared by R. L. Montoya - Land Surveying, Inc. Tn. #697 dated January 17, 1996 described as follows:

BEGINNING at an iron rod in the northwesterly margin of Chickering Road, said point being the southeast corner for this easement and the southwest corner of the Maclin P. Davis Jr. property as evidenced in Deed Book 5232, page 38 Register's Office for Davidson County, Tennessee; thence running with a common line North 39 deg. 34 min. 30 sec. West 568.00 feet to an iron rod; thence, North 22 deg. 36 min. 53 sec. East 685.67 feet to an iron rod, said rod being the actual point-of-beginning for this hereon described tract; thence, North 82 deg. 39 min. 07 sec. West 734.68 feet to an iron rod in the easterly margin of Page Road; thence, running with said margin of Page Road North 22 deg. 53 min. 53 sec. East 369.64 feet to a concrete monument, said rod being the northwest corner for this tract and the southwest corner of the Robert A. Frist property as evidenced in Deed Book 5848, page 188, Register's Office for Davidson County, Tennessee; thence running with a common line to the Frist property South 82 deg. 40 min. 00 sec. East 732.82 feet to an iron rod; thence leaving said common line South 22 deg. 36 min. 53 sec. West 369.33 feet to the point-of-beginning containing 261,360 square feet or 6.00 acres more or less.

TOGETHER with, and as an appurtenance to the above described tract, grantor hereby grants and conveys to Grantee, Grantee's heirs and assigns, a permanent 25 foot non-exclusive easement and a temporary 15 foot construction easement for utility and drainage purposes, said easements described as follows:

PERMANENT PRIVATE EASEMENT

BEGINNING at an iron rod in the northwesterly margin of Chickering Road, said point being the southeast corner for this easement and the southwest corner of the Maclin P. Davis Jr. property as evidenced in Deed Book 5232, page 38, Register's Office for Davidson County, Tennessee; thence running with a common line North 39 deg. 34 min. 30 sec. west 568.00 feet to a iron rod; thence North 22 deg. 36 min. 53 sec. east 685.67 feet to an iron rod, said rod being the southeast corner of a 6 acre tract; thence running with a new line of the 6 acre tract and the remaining portion of the Christine A. Strother property North 82 deg. 39 min. 07 sec. West 25.92 feet to a point; thence, departing from said line South 22 deg. 36 min. 53 sec. West 693.92 feet to a point; thence, South 39 deg. 34 min. 30 sec. East 580.53 feet to a point in the northwesterly margin of aforementioned road; thence running with said margin North 56 deg. 15 min. 00 sec. East 25.13 feet to a point-of-beginning containing 31,601 square feet or 0.73 acres more or less.

The maintenance and repair of utility lines and facilities placed in the utility easement, and the restoration of the land within the easement area should maintenance work be required, shall be the responsibility of the party or parties who use such lines and facilities. No party other than Grantee, or Grantee's successors in interest may (i) use lines of facilities installed by or for Grantee or Grantee's successors in interest without the prior written consent of Grantee or Grantee's successors in interest and of the entity furnishing the utility service in question or (ii) install additional lines and facilities or conduct activities that would unreasonably interfere with the lines and facilities installed by or for Grantee or Grantee's successors in interest.

TEMPORARY PRIVATE EASEMENT

WEST of and immediately adjacent to the above-described easement for a distance of 693.92 feet and southwest of and immediately adjacent to the easement for a distance of 580.53, and additional 15 foot temporary construction easement (to be abandoned upon completion of construction). In no event shall the abondonment of the 15 foot temporary easement be deemed an abandonment of the 25 foot utility and drainage easement.

Being the same property conveyed to Gregory L. Burns by deed from Christine A. Strother, unmarried of record in Book 9953, page 495, said Register's Office.

EXHIBIT "A"