QUITCLAIM DEED

BK 10434 PG 643

THIS INSTRUMENT PREPARED BY: PETER H. CURRY, ESQ., TUKE YOPP & SWEENEY, NATIONSBANK PLAZA, SUITE 1100, 414 UNION STREET, NASHVILLE, TN 37219.

GRANTOR: Bind Tech Realty

GRANTEE: BindTech, Inc.

Address New Owner as Follows:	**Send Tax Bills:**	**Map Parcel No.**
400 Harding Industrial Drive Nashville, TN 37211	400 Harding Industrial Drive Nashville, TN 37211	134-117 & 280

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FOR AND IN CONSIDERATION of the sum of One and 00/100 Dollar ($1.00) cash in hand paid by BindTech, Inc., a Tennessee corporation, GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bind Tech Realty, a partnership, GRANTOR, do/does hereby quitclaim to GRANTEE, all GRANTOR(S)' right, title, and interest in and to the following described parcel of real estate located in Davidson County, Tennessee, as follows:

SEE ATTACHED LEGAL DESCRIPTION/EXHIBIT A

97 APR 30 AM 11:09
DAVIDSON COUNTY, TN.

0299490
IDENTIFICATION REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $ $1.00

Affiant

Sworn to and subscribed before me, this the 29th day of April, 1997

Notary Public
My Commission Expires: 3/27/99

194764.1 3/26/97

IN WITNESS WHEREOF, we have hereunto set our hands this 21st day of March, 1997.

Sidney Baldw

BOOK 10434 PG 645

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Darlene T. Marsh, a Notary Public of said County and State, Dale H. Nichols, the within named 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, at Office, this 21st day of March, 1997.

Darlene T. Marsh
Notary Public

My Commission Expires: 3/27/99

5125 04/30 0101 03CHECK 20.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Brenda W. Potts, a Notary Public of said County and State, Sidney I Baldwin, the within named 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, at Office, this 21st day of March, 1997.

Brenda W. Potts
Notary Public

My Commission Expires: May 24 1997

182417.1 3/21/97

EXHIBIT A BK 10434 PG 646

Tract I:

Described according to a survey made September 16, 1929 by John Wilkes, Civil Engineer, as follows:

Beginning in the center of the Mill Creek Valley Road at the south east corner of the School lot; running thence with the center of said road South 45 deg. East 159 feet; South 53 deg. East 350 feet; thence leaving said road and running North 10 1/2 deg. East 208 feet; thence South 79 1/2 deg. East 9 feet; thence North 10 1/2 deg. East passing through a well, 20 feet; thence North 79 1/2 deg. West 9 feet; thence North 10 1/2 deg. East 408 feet to the center of the right-of-way of the N.C. & St. L. Railway; thence with the center of said right-of-way North 55 deg. West 289 feet; thence South 40 deg. West 320 feet to the northerly line of said School lot; thence with the northerly line of said lot, South 45 deg. East 89 feet to the northeast corner thereof; thence with the east line of said lot, South 40 deg. West 241 feet to the beginning, containing 5 1/4 acres, more or less.

Tract II:

A strip of land three by twenty feet, described partly according to a survey made June 10, 1935, by Erle Drake, County Surveyor, for said county as follows:

Beginning at a point North 10 deg. 30' East 208 feet from the center of Mill Creek Valley Road in the southwest corner of a tract of land conveyed to Clarence B. Turner and wife, Ethel J. Turner by deed from Mrs. Gertrude Gay, et al. of record in Book 794, page 209, Register's Office for said County; and running thence North 10 deg. 30' East 20 feet; thence South 79 deg. 30' East 3 feet; thence South 10 deg. 30' West 20 feet; thence North 79 deg. 30' West 3 feet to the point of beginning.

Less and except the following:

Beginning at a point, said point being identified by an iron pin in the northerly margin of the 50 foot right-of-way of Antioch Pike approximately 672 feet west of the intersection of Candy Lane and Antioch Pike, and being the southwest corner of a parcel of land conveyed to B.W. Vaughan et ux by deed from Helen Mae Sims of record in Book 4442, page 641, Register of Deeds office for said county, and being the southeast corner of the TSC property, described above; thence North 11 degrees 40 minutes 27 seconds East 173.61 feet to a concrete monument being the Northwest corner of said B. W. Vaughan et ux property and the Southwest corner of a parcel of land conveyed to Howard Steven George, et ux, by deed from Howard F. George and Mary T. George of record on Book 5690, page 651, Register of Deeds Office for said county; thence north 11 degrees 40 minutes 27 seconds East 9.0 feet; thence South 78 deg. 19 minutes 33 seconds East 9.0 feet; North 11 deg. 40 minutes 27 seconds East 20 feet; thence North 78 deg. 19 minutes 33 seconds West 9.0 feet; thence North 11 deg. 40 minutes 27 seconds East 290.41 feet to an iron pin in the southern boundary of the 200 foot right-of-way of the CSX Transportation Company Railroad, being the northerly most point of the subject parcel and the northeast corner of the Theater Services Company parcel and the northwest corner of the Howard Steven George parcel; thence south 38 deg. 03 minutes 03 seconds West 441.75 feet to an iron pin in the northerly margin of the 50 foot right-of-way of Antioch Pike; thence with the said Northerly margin of Antioch Pike South 51 deg. 57 minutes 38 seconds East 219.04 feet to the point of beginning, containing 1.11 acres, more or less, Being the same property as described according to a survey made March 6, 1986 by Tidwell Associates, Inc.

Parcel II

Land in Davidson County, Tennessee Being Lot No. 1 on the final plat of George Subdivision of record in Book 8250, page 44, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Together with:

Being a tract of land lying in Nashville, Davidson County, Tennessee and being part of the property of CSX Railroad and being bounded on the North, East and South by CSX Railroad and being bounded on the West by Redcliff Investment Corporation and being more particularly described as follows:

Beginning at an iron pin in the West right-of-way line of the CSX Railroad at the Southeast corner of the Redcliff Property as of record in Deed Book 8112 page 204 and being a common corner of Redcliff, H. Steven George and Howard S. George:

Thence with the West right-of-way line of CSX Railroad and with Redcliff North 49 deg. 38 minutes 28 seconds West, 347.14 feet to an iron pin at a common corner with and James A. Freeman,

Thence with a severance line across CSX Railroad the following bearings and distances:

North 40 deg. 21 min. 32 sec. East 25.00 feet to an iron pin;

South 49 deg. 38 min. 28 sec. East 347.14 feet to an iron pin;

South 40 deg. 21 min. 32 sec. West 25.00 feet to the point of beginning.

Containing 8679 square feet (0.199 acres more or less).

Being the same property conveyed to Bind Tech Realty by Kenneth E. Cantrell and Charles T. Cantrell, by Warranty Deed of record in Book 10140, Page 986, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: all matters appearing on the plan of record in Book 8250, page 44 and Book 8250, page 71; Easement of record in Book 2547, page 303; Charter Right-of-Way of Railroad; Title to that portion of the premises embraced within the Charter right-of-way of the N.D. & St. Louis Railway; Title to that portion of the premises embraced within the bounds of Mill Creek Valley Road, now know as Antioch Pike; all terms, conditions, provisions, covenants and any and all restrictions referenced in Quitclaim Deed of record in Book 8420, page 874, and Quitclaim Deed recorded concurrently herewith; all of record in the Register's Office for Davidson County, Tennessee.