BOOK 10517 PG 729

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Leonard M. Miller, Trustee
AFFIANT

Subscribed and sworn to before me, this 2nd day of July, 1997.

Notary Public

My Commission Expires: 3/25/2000

THIS INSTRUMENT PREPARED BY:

Gullett, Sanford, Robinson & Martin, PLLC
230 Fourth Avenue, North
P.O. Box 198888
Nashville, TN 37219-8888

97 JUL -3 PM 1:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0322927
IDENTIFICATION NUMBER

Address New Owner As Follows:

Leonard M. Miller, Trustee
720 North Gallatin Road
Madison, TN 37115

Send Tax Bills To:

Leonard M. Miller, Trustee
c/o Marvin Poer Co.
3340 Peachtree Road, #610
Atlanta, GA 30326

Map-Parcel Number:

Map 91-14
Parcel 108

0768 07/03 0101 03CHECK 16.00

QUITCLAIM DEED

WHEREAS, by deed of record in Book 8225, page 240, John D. Lentz, Trustee, acquired title to certain real property described therein located in Davidson County, Tennessee; and

WHEREAS, John D. Lentz, Trustee, has previously resigned as trustee of the trust under which he held record title to the subject property, and Leonard M. Miller, Trustee, succeeded John D. Lentz, Trustee, as the trustee under such trust; and Leonard M. Miller, Trustee, continues as the trustee under such trust; and

WHEREAS, the parties desire that this Quitclaim Deed be executed in order for the real estate records to reflect that Leonard M. Miller, Trustee, owns record title to the subject property.

NOW, THEREFORE, KNOW ALL PERSONS by these presents that **JOHN D. LENTZ, TRUSTEE**, for and in consideration of ONE DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby releases, remises, and quitclaims unto **LEONARD M. MILLER, TRUSTEE** of The 1989 Frensley Family Irrevocable Trust ("Grantee"), with full power to assign, mortgage, transfer, and convey without the joinder of any beneficiary, all of Grantor's right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference. (Leonard M. Miller is one and the same person as Leonard Michael Miller.)

The subject property is improved property, located at 5500 Charlotte Pike, Nashville, Tennessee 37209.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 16th day of June, 1997.

GRANTOR:

John D. Lentz, Trustee

0073388 .01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John D. Lentz, Trustee,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of June, 1997.

Lee Ann Hollingsworth
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 1-24-98

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Parcels Nos. 1 and 2 on the Plan of Ford Leasing Development Co. Subdivision, of record in Book 3842, page 119, Register's Office for said County, described as follows:

Beginning at a monument on the north margin of U.S. Highway 70N (Charlotte Pike) the southeast corner of Margaret E. Collins property; then N. 20° 15' West 425.52 feet to a monument at the corner of the Joe Barnes and Guy McFarland property; thence S 68° 47' West 121.95 feet to a monument; thence N. 16° 05' West 2.00 feet to a monument at the southerly margin of Service Road; thence with the southerly margin of Service Road N 46° 02' East 152.57 feet; thence N. 66° 39' East 29.94 feet; thence N. 33° 57' East 47.98 feet; thence N. 46° 46' East 49.03 feet; thence N 69° 07' East 209.39 feet; thence N 67° 54' East 49.54 feet; thence N 69° 51' East 178.43 feet; thence N 67° 22' East 67.80 feet to a point in the east margin of Richland Creek; thence S 24° 22' West 93.03 feet to a point; thence S 11° 17' West 48.15 feet to a point; thence S 00° 28' East 462.04 feet to the northerly margin of U.S. Highway 70N (Charlotte Pike); thence with the margin of U.S. Highway 70N (Charlotte Pike) S 69° 45' West 390.00 feet to the point of beginning.

Being the same property conveyed to John D. Lentz, Trustee, by deed from Robert O. Frensley, of record in Book 8225, page 240, Register's Office for Davidson County, Tennessee, John D. Lentz, Trustee, having subsequently resigned as the trustee of The 1989 Frensley Family Irrevocable Trust, and Leonard M. Miller, Trustee, having succeeded John D. Lentz, Trustee, as the sole trustee of The 1989 Frensley Family Irrevocable Trust.