BOOK 10548 PG 974

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL:
Luther Alvin Hill 2816 Old Franklin Road Antioch, Tennessee 37013	SAME	Map 163 Parcel 344

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, HICKORY DOWNS DEVELOPMENT, INC., a Delaware corporation, hereinafter called the Grantor, by these presents does hereby **RELEASE, RELINQUISH, REMISE AND QUITCLAIM** unto LUTHER ALVIN HILL, his heirs and assigns, all right, title and interest in certain real property lying and being situated in Nashville, Davidson County, State of Tennessee, being more particularly described as follows:

That certain tract of real property being approximately 0.101 acres as more fully described on Exhibit "A-1" which is attached hereto and incorporated herein by this reference, and that certain adjoining tract of real property being approximately 0.040 acres as more fully described on Exhibit "A-2" which is attached hereto and incorporated herein by this reference, together with any buildings or improvements located on such tract and together with any and all appurtenances belonging or appertaining thereto; and,

the Grantor herein named also **RELEASES, RELINQUISHES, REMISES AND QUITCLAIMS** any right, title and interest it may have in and to that portion of Old Mt. View Road closed by Council Bill No. 092-168 which runs along property conveyed to Luther Alvin Hill of record in Deed Book 4657 at page 546, Records of Davidson County, Tennessee and along property conveyed to Luther Alvin Hill of record in Deed Book 8061 at page 589, in the Register's Office of Davidson County, Tennessee ("Right-of-way Property"),

(said real property together with any and all of the related rights and appurtenances and the Right-of-way Property being herein collectively referred to as the "Property").

Being a portion of the same land conveyed to Hickory Downs Venture, of record in Deed Book 7087, Page 344, and subsequently conveyed to American General Realty Investment Corporation of record in Deed Book 8061 at page 976, in the Register's Office of Davidson County, Tennessee, and subsequently conveyed to Hickory Downs Development, Inc. of record in Deed Book 9534, Page 423, in the Register's Office of Davidson County, Tennessee.

Subject property is unimproved.

This instrument was prepared by GRANTOR.

GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, OF, AS TO, CONCERNING, OR WITH RESPECT TO, (i) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (ii) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH MAY BE CONDUCTED THEREON, (iii) THE COMPLIANCE OF OR BY THE PROPERTY WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (iv) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (v) THAT THE LOTS ARE OR ARE INTENDED TO BE LEGAL LOTS OR

PART OF ANY PLAT, OR (vi) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS OR WARRANTIES REGARDING COMPLIANCE OF THE PROPERTY WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING, WITHOUT LIMITATIONS, THOSE PERTAINING TO SOLID WASTE, AS DEFINED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, OR THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS SUBSTANCES, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, AND THE REGULATIONS PROMULGATED THEREUNDER. GRANTEE SHALL RELY SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR, ITS AGENTS OR CONTRACTORS. GRANTOR SHALL NOT BE LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY OR THE OPERATION THEREOF, FURNISHED BY ANY PARTY PURPORTING TO ACT ON BEHALF OF GRANTOR.

For the same consideration, Grantor hereby conveys to Grantee, without any representation or warranty as to title, express or implied, Grantor's interest, if any, in and to adjacent streets, alleys or rights-of-way pertaining to the Land.

EXECUTED on the date of the acknowledgment hereinbelow, to be effective, however, as of June 18, 1995.

GRANTOR:

HICKORY DOWNS DEVELOPMENT, INC.,
a Delaware corporation

APPROVED
AS TO CONTRACT COMPLIANCE
PER SPM NO. 132
LAW DEPARTMENT
AGC
CONTROL NO. _____

By: _____
Name: Don R. Clapsaddle
Title: Vice President

STATE OF TEXAS §
§
COUNTY OF HARRIS §

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Don R. Clapsaddle, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the within instrument for the purposes therein contained, and who further acknowledged him self to be the Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent of the maker, to execute this instrument on behalf of the maker.

Subscribed and sworn before me this 25th day of June, 1997.

DIANNE REED
Notary Public, State of Texas
My Commission Expires
MAY 06, 2000

Dianne Reed
Notary Public, State of Texas

Prepared By:
American General Land Development, Inc.
2929 Allen Parkway
Houston, Texas 77019

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ _____
_____
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 19 97.
_____
Deputy Register

P:\WP\AGMLD\LAND\HDAGP062497.01

EXHIBIT "A-1"

LOT 3

BEING A TRACT OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE, AND BEING PART OF THE PROPERTY OF HICKORY DOWNS VENTURE, AS OF RECORD IN DEED BOOK 7087, PAGE 820, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING BOUNDED ON THE NORTH BY PART OF HICKORY DOWNS VENTURE, ON THE EAST BY LUTHER ALVIN HILL, AS OF RECORD IN DEED BOOK 4657, PAGE 546, ON THE SOUTH BY PART OF HICKORY DOWNS VENTURE, AND ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF MT. VIEW ROAD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF OLD MT. VIEW ROAD (CLOSED BY COUNCIL BILL NO. 092-168) AT A CORNER COMMON WITH LUTHER ALVIN HILL, AND CHARLES "BUD" HILL, AS OF RECORD IN DEED BOOK 8061, PAGE 589;

THENCE WITH A SEVERANCE LINE THROUGH HICKORY DOWNS VENTURE NORTH 53 DEG 15 MIN 25 SEC EAST, 79.05 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF MT. VIEW ROAD;

THENCE WITH THE EAST RIGHT-OF-WAY LINE OF MT. VIEW ROAD ALONG A CURVE TO THE LEFT, THE CENTRAL ANGLE OF WHICH IS 04 DEG 53 MIN 37 SEC, THE RADIUS OF WHICH IS 994.93 FEET, THE CHORD OF WHICH IS NORTH 64 DEG 45 MIN 20 SEC EAST, 84.95 FEET, ALONG AN ARC LENGTH OF 84.98 FEET TO A POINT;

THENCE WITH A SEVERANCE LINE THROUGH HICKORY DOWNS VENTURE SOUTH 53 DEG 15 MIN 25 SEC EAST, 39.15 FEET TO A POINT IN THE CENTER LINE OF SAID OLD MT. VIEW ROAD AT A CORNER COMMON WITH LUTHER ALVIN HILL AND LUTHER ALVIN HILL, AS OF RECORD IN DEED BOOK 8061, PAGE 589;

THENCE WITH THE CENTER LINE OF SAID OLD MT. VIEW ROAD AND LUTHER ALVIN HILL SOUTH 36 DEG 44 MIN 35 SEC WEST, 75.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,381 SQUARE FEET (0.101 ACRES MORE OR LESS).

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EXHIBIT "A-2"

LOT 4

BEING A TRACT OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE, AND BEING PART OF THE PROPERTY OF HICKORY DOWNS VENTURE, AS OF RECORD IN DEED BOOK 7087, PAGE 820, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING BOUNDED ON THE EAST BY LUTHER ALVIN HILL, AS OF RECORD IN DEED BOOK 8061, PAGE 589, ON THE SOUTH BY THE REMAINDER OF HICKORY DOWNS VENTURE, AND ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF MT. VIEW ROAD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF OLD MT. VIEW ROAD (CLOSED BY COUNCIL BILL NO. 092-168) AT A CORNER COMMON WITH LUTHER ALVIN HILL AND LUTHER ALVIN HILL, AS OF RECORD IN DEED BOOK 4657, PAGE 546;

THENCE WITH A SEVERANCE LINE THROUGH HICKORY DOWNS VENTURE NORTH 53 DEG 15 MIN 25 SEC WEST, 39.15 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF MT. VIEW ROAD;

THENCE WITH THE EAST RIGHT-OF-WAY LINE OF MT. VIEW ROAD ALONG A CURVE TO THE LEFT, THE CENTRAL ANGLE OF WHICH IS 01 DEG 57 MIN 29 SEC, THE RADIUS OF WHICH IS 994.93 FEET, THE CHORD OF WHICH IS NORTH 61 DEG 19 MIN 47 SEC EAST, 34.00 FEET, ALONG AN ARC LENGTH OF 34.00 FEET TO A POINT;

THENCE NORTH 59 DEG 43 MIN 47 SEC EAST, 64.02 FEET TO A POINT IN THE CENTER LINE OF SAID OLD MT. VIEW ROAD, AT A CORNER COMMON WITH LUTHER ALVIN HILL;

THENCE WITH THE CENTER LINE OF SAID OLD MT. VIEW ROAD AND LUTHER ALVIN HILL SOUTH 36 DEG 44 MIN 35 SEC WEST, 89.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,725 SQUARE FEET (0.040 ACRES MORE OR LESS).

0119 07/29 0101 03CHECK 16.00

97 JUL 29 PM 3:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

03311.33
IDENTIFICATION REFERENCE