THIS INSTRUMENT PREPARED BY:
DON L. SMITH, ATTORNEY
MANIER, HEROD, HOLLABAUGH & SMITH
FIRST UNION TOWER, SUITE 2200
150 FOURTH AVENUE, NORTH
NASHVILLE, TN 37219-2494

BOOK 10592 PG 7

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NOS.
Southwood Park Joint Venture (NAME) Suite 2200	SAME AS NEW OWNER	MAP 183
c/o Don L. Smith, 1st Union Tower (STREET ADDRESS) 150 Fourth Ave N.	(STREET ADDRESS)	PAR 041
Nashville, TN 37219-2494 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

KNOW ALL MEN BY THESE PRESENTS:

THAT DON L. SMITH, SUCCESSOR TRUSTEE TO WILLIAM F. BURTON, JR., TRUSTEE, DECEASED, FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY DEMISE, RELEASE AND FOREVER QUITCLAIM UNTIO THE SAID DON L. SMITH, TRUSTEE FOR SOUTHWOOD PARK JOINT VENTURE, HIS HEIRS, SUCCESSORS AND ASSIGNS, ALL OF HIS TITLE, INTEREST AND ESTATE, LEGAL AND EQUITABLE, IN AND TO A TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN THE 6TH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT ON THE SOUTHERLY MARGIN OF OLD HICKORY BLVD., SAID CONCRETE MONUMENT BEING LOCATED IN THE SOUTHWEST QUADRANT OF INTERSTATE 24 (SOUTH) AND OLD HICKORY BLVD., AND SAID CONCRETE MONUMENT DENOTING THE END OF THE CONTROL ACCESS FENCE FOR SAID INTERSTATE 24;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID INTERSTATE 24 RUN N35°30'E FOR 144.18 FEET TO A POINT;

THENCE CONTINUE ALONG SAID RIGHT OF WAY S82°30'E FOR 145.52 FEET;

THENCE ALONG SAID RIGHT OF WAY RUN S41°56'E FOR 692.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S41°56'E FOR 1191.28 FEET TO A POINT;

THENCE LEAVING SAID RIGHT OF WAY LINE RUN S06°38'W FOR 710.57 FEET TO A POINT;

THENCE RUN N84°58'W FOR 718.52 FEET TO A POINT;

THENCE RUN N05°57'E FOR 725.72 FEET TO A POINT;

THENCE RUN N82°25'W FOR 173.44 FEET TO A POINT;

THENCE RUN N17°53'W FOR 579.31 FEET TO A POINT;

THENCE RUN N82°05'W FOR 55.00 FEET TO A POINT;

THENCE FOLLOW A CURVE TO THE LEFT OF RADIUS EQUAL TO 233.90 FEET FOR A DISTANCE OF 80.00 FEET;

THENCE RUN N79°44'30"E FOR 218.40 FEET TO A POINT;

THENCE RUN N48°04'E FOR 160.00 FEET TO A POINT;

CONTAINS 22.536 ACRES, MORE OR LESS;

PROVIDED, HOWEVER, THAT GRANTOR RESERVES AND EXCEPTS FROM THE ABOVE-DESCRIBED PROPERTY AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF LOCATING THEREON A MODULAR IDENTIFICATION SIGN, SAID EASEMENT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF I-24, SAID POINT BEING 981.70 FEET ALONG SAID MARGIN OF I-24 IN AN ESTERLY DIRECTION FROM ITS INTERSECTION WITH THE EASTERLY MARGIN OF OLD HICKORY BOULEVARD, AND SAID POINT BEING THE NORTHEAST CORNER OF LOT NO. 4, SECTION II, OF DUKE'S HIDDEN MEADOWS, AS OF RECORD IN BOOK 4175, PAGE 143, R.O.D.C.; THENCE S48°04'W A DISTANCE OF 40 FEET TO A POINT; THENCE S41°56'E, A DISTANCE OF 30 FEET TO A POINT; THENCE N48°04'E A DISTANCE OF 40 FEET TO A POINT; THENCE N41°56'W A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING AND CONTAINING .0028 ACRES.

THIS IS ACCORDING TO A SURVEY MADE BY HART-FREELAND-ROBERTS, INC., DATED AUGUST 26, 1971.

FURTHER PROVIDED, THAT GRANTOR RESERVES AND EXCEPTS FROM THE PROPERTY FIRST DESCRIBED ABOVE AN EASEMENT FOR THE PURPOSE OF INGRESS TO AND EGRESS FROM THE PROPERTY SECONDLY DESCRIBED ABOVE AND ALSO FOR THE PURPOSE OF LOCATING THEREON SUCH POWER LINES OR LINES AS MAY BE NEEDED TO SERVE THE AFORESAID MODULAR IDENTIFICATION SIGN LOCATED ON THE SAID PROPERTY SECONDLY DESCRIBED ABOVE, SAID EASEMENT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEAST CORNER OF LOT NO. 4 SECTION II OF DUKE'S HIDDEN MEADOWS AS OF RECORD IN BOOK 4175, PAGE 143, R.O.D.C., SAID POINT BEING IN THE NORTHERLY MARGIN OF PROPOSED MUCI DRIVE; THENCE ALONG THE MARGIN OF SAID MUCI DRIVE ON A CURVE TO THE RIGHT A DISTANCE OF 20.02 FEET TO A POINT; THENCE N79°44.5'E A DISTANCE OF 224.93 FEET TO A POINT; THENCE N48°04'E, A DISTANCE OF 125.67 FEET TO A POINT, SAID POINT BEING ON THE SOUTHERLY MARGIN OF THE PROPOSED HUMBLE OIL SIGN SITE; THENCE N41°56'W, A DISTANCE OF 20 FEET TO A POINT, SAID POINT BEING IN THE EASTERLY MARGIN OF LOT NO. 4; THENCE S48°04'W A DISTANCE OF 120 FEET TO A POINT; THENCE S79°44.5'W, A DISTANCE OF 218.4 FEET TO THE POINT OF BEGINNING.

SAID ACCESS EASEMENT BEING 20 FEET WIDE AND BEING LOCATED OUTSIDE OF LOT NO. 4 AND ADJACENT AND PARALLEL TO THE EASTERLY MARGIN THEREOF, AND EXTENDING FROM THE NORTHERLY MARGIN OF PROPOSED MUCI DRIVE TO THE PROPOSED SIGN LOCATION, THE SIGN LOCATION BEING ADJACENT TO THE SOUTHERLY MARGIN OF INTERSTATE 24.

THIS IS ACCORDING TO A SURVEY MADE BY HART-FREELAND-ROBERTS, INC., DATED AUGUST 26, 1971.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING, TO THE SAID DON L. SMITH, TRUSTEE FOR SOUTHWOOD PARK JOINT VENTURE, HIS HEIRS, SUCCESSORS AND ASSIGNS, FOREVER.

WITNESS MY HAND THIS 26 DAY OF August, 1997.

Don L. Smith Trustee

DON L. SMITH, TRUSTEE FOR
SOUTHWOOD PARK JOINT VENTURE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS NONE.

Don L. Smith

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF August, 1997.

June H. Ussery

NOTARY PUBLIC

MY COMMISSION EXPIRES:

May 30, 1999

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, JUNE H. USSERY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED DON L. SMITH, TRUSTEE FOR SOUTHWOOD PARK JOINT VENTURE, THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITNIH INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS 26th DAY OF August, 1997.

June H. Ussery

NOTARY PUBLIC

MY COMMISSION EXPIRES:

May 30, 1997

#24454

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MAIL ENV.

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