Box 4
J.H.

BOOK 10598 PG 922

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE.

Affiant

Subscribed and sworn to before me, this 5th day of September, 1997.

Notary Public

My Commission Expires:

JULIA B. HUNT
NOTARY PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY. 27, 2001

THIS INSTRUMENT PREPARED BY:

GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Watts Properties, L.P. 3206 Denning Lane Spring Hill, TN 37174	Same	Map 103-08, Parcel 59 Map 103-01, Parcels 108, 118, 145, 146 and 148

03457787
IDENTIFICATION/REFERENCE

97 SEP -5 PM 2:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

QUITCLAIM DEED

5644 09/05 0101 03CHECK 16.00

KNOW ALL PERSONS by these presents that the undersigned, Ruth K. Watts, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does transfer, convey and quitclaim unto Watts Properties, L.P., a Tennessee limited partnership, its successors and assigns, all right, title and interest owned by the undersigned in those certain tracts or parcels of land in Davidson County, Tennessee, as described on Exhibit A attached hereto and incorporated herein by reference.

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

Said property is known as 5605, 6401, 6403, 6405, 6407, 6409 and 6411 Charlotte Avenue, Nashville, Tennessee.

0075553.01

DATED this 13TH day of AUGUST, 1997.

Ruth K. Watts
Ruth K. Watts

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth K. Watts, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13TH day of AUGUST, 1997.

JULIA C. HUNT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Julia C. Hunt
Notary Public

My Commission Expires:

My Commission Expires MAY. 27, 2001

EXHIBIT A

TRACT 1:
Being Tract No. 1 on the Map of Subdivision of Jackson Place on Charlotte Pike, said Tract No. 1 beginning at a point in the center of the Charlotte Pike at the Southwest corner of the tract of land o 46 acres conveyed to W. G. Jackson by deed as of record in. c 388, page 809, Register's Office for said County; said beginning point being where the line of present fence extended intersects the center line of said Pike, then running from said beginning point South 53° and 55' East, and with said fence, 331 feet to a point in the westerly line of Tract No. 2; thence South 4° and 30' East, with the Westerly line of Tract No. 2, 426 feet to a stake at the end of a stone wall; thence with said wall North 66° 34' West 582 feet to a point in the center of the Charlotte Pike, thence with the center line of said Pike Northeastwardly 464 feet to the point of beginning, containing 4.25 acres, more or less.

There is included in this description and excluded therefrom a right of way 30 feet wide along the Northerly side of said Tract No. 1 so long as same is used as a passage way by the owners or lessees of any of the seven tracts, and when ceased to be used for this purpose, same to revert to the owner of said Tract No. 1.

Tract 2:
Land in the 8th, formerly 12th, Civil District of Davidson County, Tennessee, being all of that portion of the property of John W. Napier conveyed to him by Curtis B. Haley, as of record in Book 667, page 129, said Register's Office, lying between the southerly margin of the new Charlotte Pike and the center line of the old Charlotte Pike and opposite the Southwesterly corner of Tract No. 1 as described in the deed to Mrs. Fannie J. Francis and husband, C. E. Francis, as recorded in Book 895, page 123, said Register's Office, which tract according to survey of Clark Akers, Surveyor, is more particularly described as follows:

BEGINNING at the southwest corner of Tract No. 1 on the Map of the Re-subdivision of Jackson Place on the Charlotte Pike which Southwest corner is in the center line of the Old Charlotte Pike at the intersection of the southerly line of Lot No. 1 which southerly line runs north 66° 34' West 582 feet from a stake at the end of a stone wall as shown on the description of Lot No. 1 in the deed above referred to, to the center line of the old Charlotte Pike, continuing thence North 66° 34' West approximately 35 feet to the southerly right-of-way line of the new Charlotte Pike which is 35 feet southerly from and parallel to the center line of the new Charlotte Pike and which point of intersection is opposite Station 379 - 75 in said center line, thence along the Southerly right-of-way line North 37° 10' East 222 feet to the center line of the old Charlotte Pike; thence with center line of the old Charlotte Pike in a Southerly direction approximately 220 feet to the beginning and containing 1/8th of an acre, more or less.

Tract 3:
Land in the Eighth Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Horton Heights Section I, as of record in Book 2133, page 28, Register's Office in said County, more particularly described as follows:

Said Lot No. 1 fronts 107.3 feet on the southerly margin of an access road adjoining and lying immediately to the south of Charlotte Pike, and extends back between lines, 348.6 feet on the westerly side and 378.4 feet on the easterly side, to a dead line in the rear on which it measures 209 feet.

Restrictions of record in Book 2135, page 118, and easements of record in Book 2133, page 28, Register's Office for said County.

0075553.01

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Being the same property conveyed to John H. Watts, Jr. by deed from Fannie Lou Jackson Francis of record in Book 5293, Page 212, Register's Office for Davidson County, Tennessee, with said Fannie Lou Jackson Francis having retained a life estate in subject property. Fannie Lou Jackson Francis predeceased John H. Watts, Jr., who subsequently died on March 4, 1995 leaving a will of record in Will Book 34, Page 104, Clerk and Master's Office, Maury County, Tennessee, wherein subject property is devised to Ruth K. Watts.

Land in Davidson County, Tennessee described as follows:

Part of Lot or Block 14 on the Map of the C. C. Vernon Farm, as of record in Book No. 161, Page 164, Register's Office for said County.

BEGINNING at the southwest corner of the Charlotte Pike or Avenue and Orlando Avenue; thence with the southerly margin of Charlotte Pike or Avenue, westerly 50 feet; thence southerly parallel with said Orlando Avenue, 159 feet to the northerly margin of an alley; thence with said alley, easterly 50 feet to the westerly margin of Orlando Avenue; thence with the westerly margin of Orlando Avenue, 159 feet to the beginning.

Being the same property conveyed to John H. Watts, Jr. by deed from Fannie J. Francis of record in Book 5293, Page 219, Register's Office for Davidson County, Tennessee, with said Fannie J. Francis having retained a life estate in subject property. Fannie J. Francis predeceased John H. Watts, Jr., who subsequently died on March 4, 1995 leaving a will of record in Will Book 34, Page 104, Clerk and Master's Office, Maury County, Tennessee, wherein subject property is devised to Ruth K. Watts.