BK 184 PG

BK/10600PG339

Document #0546552

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (DMS)
2700 First American Center
Nashville, Tennessee 37238

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
Welton - B & W Properties, LLC 7101 Cockrill Bend Blvd. Nashville, TN 37209	~~Same~~ Welton - B + W Properties LLC P.O. Box 180009 Nashville, TN 37218-0009	Tax Map 51-10, parcels 28, 29 and 30

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, WELTON INVESTMENTS, a Tennessee general partnership ("Grantor") composed of John B. Jewell, III, James W. Jewell and Andrew D. Crichton, by these presents does hereby quitclaim and convey unto WELTON - B & W PROPERTIES, LLC, a Tennessee limited liability company and its successors and assigns, all of Grantor's right, title and interest in and to the property described on Exhibit A attached hereto.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 21st day of August, 1997.

WELTON INVESTMENTS,
a Tennessee general partnership

By: _____
John B. Jewell, III, Partner

By: _____
James W. Jewell, Partner

By: _____
Andrew D. Crichton, Partner

03462666
IDENTIF. & REFERENCE

97 SEP -8 PM 1:43
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6155 09/08 0101 03CHECK 20.00

STATE OF TENNESSEE

BOOK 10600 PG 340

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John B. Jewell, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be a partner of Welton Investments, the within named bargainor, a general partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal at office this 21st day of August, 1997.

Notary Public

My Commission Expires:

7-22-2001

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared ~~John~~ W. Jewell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be a partner of Welton Investments, the within named bargainor, a general partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal at office this 21st day of August, 1997.

Notary Public

My Commission Expires:

7-22-2001

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Andrew D. Crichton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be a partner of Welton Investments, the within named bargainor, a general partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal at office this 21st day of August, 1997.

Norma Bass
Notary Public

My Commission Expires:

9-25-2001

STATE OF TENNESSEE)

COUNTY OF Davidson)

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

Affiant

Subscribed and sworn to before me
this 21st day of August, 1997.

Norma Bass
Notary Public

My Commission Expires:

9-25-2001

EXHIBIT A

TRACT 1:

SITUATE in the Fourth (4th) Councilmanic district of Nashville, Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point situated on the easterly margin of Briarville Road as established by a conveyance from David H. Parker et al to the Metropolitan Government of Nashville-Davidson County, Tennessee recorded in Book 8045, Page 935, Register's Office for Davidson County, Tennessee (RODCT); said point also being located in the northerly boundary line of Lot #1 of the B.F. & P. Properties as recorded in Book 5200, page 95, RCDT; Thence, leaving the said boundary of said lot #1 and along said margin of Briarville Road N 06 degrees 57' 27" E 75.00 feet to a point; Thence, with a curve to a right having a radius of 25 feet, distance of 39.27 feet (chord = N51 degrees 57'27" E 35.36') to a point; Thence, S 83 degrees 02' 33" E 119.10 feet to a point; Thence, leaving the said property conveyed to the Metropolitan Government, S 06 degrees 57' 27" W 100.0 feet to a point situated in the aforementioned northerly boundary line of said Lot#1; Thence, along the said boundary line of Lot #1, N 83 degrees 02' 332" W 144.10 feet to the point of beginning.

BEING the same property conveyed to Grantor by deed of record in Book 10077, page 325 in the Register's Office for Davidson County, Tennessee.

(Tax parcel #51-10 parcels 28 and 30)

TRACT 2:

SITUATE in Davidson County, Tennessee, being Lot No. 1 on the Subdivision of B.F. & P. Properties, a plat of which is of record in Book 5200, page 95, in the Register's office for said county.

Said Lot No. 1 begins at a point in the easterly margin of Briarville Road and thence S 79 degrees 09 min. 16 sec. East 149.10 feet to a point; thence S 10 deg. 48 min. 31 sec. West 175 feet to a concrete monument in the northerly margin of Worth Street; thence with said margin of said street North 79 deg. 09 min, 16 sec. W 124.12 feet to a concrete monument; thence around a curve 39.25 feet to a concrete monument in the easterly margin of Briarville Road; thence with said margin of said Street 150.02 feet to the beginning.

Included in the above description but specifically excluded herein is the following:

Land in Davidson County, Tennessee being a part of Lot No. 1 on the Subdivision, of B.F. & P. Properties, a plat of which is of record in Book 5200, page 92, Register's office for Davidson County, Tennessee.

RIGHT OF WAY: Beginning at a point on the northeast corner of Parcel 29 of Map 51-10 and lying approximately 25 feet east of the existing centerline of Briarville Road; thence S83 deg. 02 min. 33 sec. East along property line for a distance of 5.0 feet to a point; thence S 6 deg. 57 min. 27 sec. West along proposed right of way line for a distance of 150.0 feet to a point; thence southwesterly with a curve to the left of radius 25.0 feet for a distance of 39.27 feet to a point; thence N 83 deg. 02 min. 33 sec. West for a distance of 30.0 feet to a point; thence N 6 deg. 57 min. 27 sec. East along existing right of way line for a distance of 175.0 feet to the point of beginning and containing therein an area of 1009 (plus or minus) square feet.

TEMPORARY EASEMENT FOR SLOPE PURPOSES. Being an 8 foot wide strip of land lying adjacent to, parallel and on the east side of the above right of way description and containing therein an area of 1400 (plus or minus) square feet. Said temporary easement to be abandoned upon completion of construction.

One thirty foot wide ramp and one 25 foot wide ramp will be installed by Metropolitan Government. These ramps will meet Traffic and Parking Specifications.

BEING the same property conveyed to Grantor by deed of record in Book 10600, page 335 in the Register's Office for Davidson County, Tennessee.

(Tax Parcel #51-10-29.00)