BOOK 10757 PG 631

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Collins Farms, L.P. Attn: Margaret E. Collins 7650 Lakeview Drive Nashville, Tennessee 37209	Same	**PARCEL 1:** Map 88 Parcel 24 **PARCEL 2:** Map 88 Parcel 12 **PARCEL 3:** Map 91-14 Parcel 105
This Instrument Prepared by: Thrailkill, Harris & Wood, PLC (AHH) PO Box 2408, Brentwood, Tennessee 37024-2408		

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Margaret E. Collins ("Grantor"), hereby sells and quitclaims to Collins Farms, L.P., a Tennessee partnership ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Executed this 12th day of January, 1998.

By: Margaret E. Collins
Margaret E. Collins

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

98 JAN 14 PM 1:52
ELIX A. ... REGISTER
DAVID ...

COLLINS FARMS, L.P., Affiant
By: Collins Holdings, LLC, General Partner

By Margaret E. Collins
Margaret E. Collins, Chief Manager

Subscribed and sworn to before me, this 12th day of January, 1998.

Notary Public
My Commission Expires: 9/18/99

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IDENTIF. # REFERENCE

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000185-001/AHH

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Susan K. Word, Notary Public, MARGARET E. COLLINS, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of January, 1998.

Susan K Word
Notary Public

My Commission Expires: 9/18/[illegible]



EXHIBIT A

Property Description

PARCEL 1:

FIRST TRACT: Beginning at an elm in the Northerly line of an original tract of 280 acres, formerly the Hooper tract of land, but now the Jordan tract of land; thence south 14-1/2° west 9.70 poles to a hickory; thence south 25-1/2° west 19.20 poles to a hickory; thence south 46-1/4° west 9.45 poles to a hickory; thence south 68-1/4° west 31 poles to old corner, three hickory pointers; thence north 76 poles; thence east 30 poles to a stake; thence south 22° east 22 poles to the beginning containing 14.3 acres according to a survey of Erle Drake, County Surveyor of Davidson County, made September 7, 1925.

SECOND TRACT: Beginning at a hickory in the northwesterly line of the original tract of 280 acres, formerly the Hooper tract of land but now the Jordan tract of land; thence south 25-1/2° west 32.5 poles to a stake 4 feet east of sugar maple; thence south 10° west 11.50 poles to red oak; thence south 5-1/2° east 9.70 poles to hickory; thence south 2° west 10.75 poles to elm; thence south 16-3/4° west 10 poles to hickory; thence south 61-1/2° west 13 poles to white oak; thence south 46° west 14 poles to white oak; thence south 37° west 16.70 poles to elm; thence south 47-1/2° west 11.50 pole to stone 1/2 pole east of black gum pointer; thence north 73 poles to a beech; thence north 69° east 84.6 poles to the beginning, containing 23.80 acres according to a survey of Erle Drake, County Surveyor of Davidson County, made September 7, 1925.

TRACT THREE: Beginning at a hickory and elm, the northwest corner of Young's 100 acre tract, formerly owned by Willoughby Dozier, in the south line of said Young's 105.92 acre tract with the south line of said tract, north 86-1/2° west 47 poles to a stake, hickory, oak and sassafras pointers, the corner of the land now owned by P.H.M. Stock Farm Company; thence with said Company's line, north 15° west 25 poles to a chestnut, north 58° west 41.6 poles to a stone pile on top of a rough mountain, north 28° east 20.4 poles to a stake, two chestnuts and black oak pointers, north 75° east 26 poles to a stake, black oak and dogwood pointers, north 57° east 35.6 poles to a white oak, north 73-1/2° east 60 poles to a stake, black gum and dogwood pointers, north 11° east 40 poles to a stone pile, north 60° east 46 poles to a red oak in Hobbs' old west line, now Young's line; thence with said line, north to an ash and mulberry pointers, Mary J. Cawthorne's southwest corner of her 50 acre tract; thence with her south line and the line of marked trees to a red oak, with red oak and ironwood pointers in Dozier's west line; thence with said line, south 1° west to a stake, Dozier's corner; thence west 39 poles to a hickory; thence south 1° west 79 poles to a pile of rocks; thence east 20 poles to a beech; thence south 30 poles to two beeches in a hollow, the southeast corner of the old Hobbs tract, and the northeast corner of said old Dozier's 100 acre tract, continuing south with the east line of said 100 acre tract, 105 poles to a stake and three beech pointers, the southeast corner of said tract; thence west 153 poles to a stake and pointers; the southwest corner of said tract; thence north 105 poles to the beginning, containing 310.92 acres, more or less.

FOURTH TRACT: Beginning at a chittimwood tree in Jordan's line, running thence with a new line recently surveyed to cut off the land herein described from the original tract as follows; south 77° west 240 feet to a black locust, north 82° 30′ west 141 feet to an elm, north 53° 30′ west 1140 feet to a post, north 50° west 744 feet to an old Elm stump, east of a spring,

north 46° 30′ west 618 feet to a 36 inch gum, north 53° 30′ west 643 feet to a 10-inch elm on the easterly margin of old Pond Creek - Indian Creek Road; thence with said margin north 28° 15′ west 196 feet to a 14-inch walnut, north 35° west 430 feet to a 24-inch white oak; thence north 62° 30′ west 240 feet to a 20-inch maple; thence north 66° 30′ west 162 feet to a 12-inch gum in the south line of the land formerly owned by Dr. Willoughby Dozier and then by Dr. Douglas; thence with Dr. Dozier or Dr. Douglas line, south 38° west 4.54 poles; south 45-1/2° west 7 poles, south 57-1/2° west 4.30 poles, south 64-1/2° west 7.80 poles to an oak tree at a gate; thence leaving said Dozier's line, south 36-1/2° west 4.24 poles to an oak tree; south 24-1/2° west 26.48 poles to an elm tree; south 9-1/2° west 6.60 poles to a hickory; south 2° west 6.81 poles to a corner of the old Hobbs place, now owned by Ben Carthan; thence with the east line of said place, south 169 poles to a stake; thence west 36 poles to a hickory tree; thence south 82 poles to a stake in Galden's field; thence east 55 poles to Jordan's line; thence north 70° east 43 poles to a hickory and ash corner; thence north 1° east 75 poles to a stake; thence east 121 poles to two beeches; thence south 3° west 29.50 poles to a stake and beech pointers; thence north 54° east 80 poles to a hickory mentioned in old deeds as Russell Smith's corner; thence north 1° east 49 poles to the beginning, containing 265 acres, more or less, according to a survey made by Erle Drake, County Surveyor. Also a right-of-way 14 feet wide, beginning in the easterly line of this tract, the same being the westerly line of the remaining portion of the land owned by W.W. Dozier at or near the spring, and from thence in an easterly direction, upon and along the road as it now exists through the remaining portion of the land of W.W. Dozier to the County Road, known as the Cumberland River Road.

Being the same property conveyed to Cecil Collins by deed from Fred w. Jackson, et ux., of record in Book 2491, page 177, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Margaret E. Collins by deed from Cecil Collins, of record in Book 3671, Page 128, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed by Quitclaim Deed from Margaret E. Collins to H.E. Collins, Trustee, and from H.E. Collins, Trustee to Cecil Collins, et ux., of record in Book 4796, page 948, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Margaret E. Collins by operation of law upon the death of Cecil Collins pursuant to a tenancy by the entirety.

Included in the above description but excluded in this conveyance are the following:

1. BEGINNING AT A 15" HICKORY TREE, THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED EXCLUDED FOUR ACRES MORE OR LESS TRACT OR PARCEL:

   SAID POINT OF BEGINNING BEING LOCATED SOUTH 73 DEGREES 30 MINUTES WEST 530 FEET FROM A 36" SWEET GUM IN THE EAST BOUNDARY LINE OF CECIL COLLINS' PROPERTY; RUNNING THENCE SOUTH 44 DEGREES 15 MINUTES WEST 80 FEET TO A 12" WALNUT; THENCE SOUTH 46 DEGREES 30′ WEST 165 FEET TO A 12" HICKORY; THENCE SOUTH 62 DEGREES 45′ WEST 95.4 FEET TO A 12" HICKORY; THENCE NORTH 58 DEGREES 15′ WEST 207 FEET TO A 15" HICKORY; THENCE NORTH 56 DEGREES 0′ WEST 489 FEET TO AN 8" WHITE OAK;

THENCE NORTH 43 DEGREES 15' EAST 96 FEET TO A 10" HICKORY; THENCE SOUTH 75 DEGREES 0' EAST 274 FEET TO A 30" HICKORY; THENCE SOUTH 79 DEGREES 15' EAST 329 FEET TO AN 18" SUGAR TREE; THENCE SOUTH 78 DEGREES EAST 15' EAST 103 FEET TO A 7" WALNUT; THENCE SOUTH 45 DEGREES 45' EAST 126 FEET TO A 15" HICKORY, THE POINT OF BEGINNING; AND BEING A PART OF THE SAME PROPERTY CONVEYED BY DEED TO CECIL COLLINS ET UX., OF RECORD IN BOOK 2491, PAGE 177, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S GRANT UNTO THE GRANTEES HEREIN A THIRTY FOOT RIGHT OF WAY FOR INGRESS AND EGREES TO THE EXISTING ROADWAY SHOWN ON THE SURVEY OF GRANTOR'S LAND PREPARED BY HICKERSON-MILLER, SURVEYORS, DECEMBER 6, 1957, TO WHICH REFERENCE IS HERE MADE.

FURTHER BEING THE SAME PROPERTY CONVEYED BY CECIL COLLINS, ET UX., TO A.D. SNYDER, ET UX., BY WARRANTY DEED, OF RECORD IN BOOK 2734, PAGE 479, REGSITER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

2. Land in the 8th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the northwesterly margin of Lakeview Drive, the same being the Southwesterly corner of the property conveyed to Greer Tidwell as recorded in deed book 4547, page 744, R.O.D.C., Tennessee; thence with the northwesterly margin of lakeview drive S. 56° 49' 48" W. 255.10 feet to a point in the center of a culvert; thence N. 45° 40' 00" W. 1197.38' to an iron pin; thence North 56° 49' 48" E. 227.60' to an iron pin in Tidwell's westerly line; thence S. 26° 52' 42" E. 171.19' to an elm tree; thence S. 53° 00' 00" E. 641.00' to a point (formerly a 36 inch gum); thence S. 45° 40' 00" E. 403.52' to the point of beginning, containing 6.05 acres more or less according to a survey by Jack R. Underwood dated December 3, 1974

Being a part of the same property conveyed to Cecil Collins and wife, Margaret E. Collins as recorded in deed book 4796, page 948, R.O.D.C., Tennessee.

Being the same property conveyed by Cecil Collins, et ux., to Harold E. Collins, et ux., by Warranty Deed, of record in Book 4874, page 714, Register's Office for Davidson County, Tennessee.

3. LAND in the 8th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the northwesterly right-of-way of Lakeview Drive, the same being the southwesterly corner of the property conveyed to Greer C. Tidwell, et ux., of record in Book 4547, page 744; thence with the right-of-way of Lakeview Drive, south 58° 24' 34" west 204.91 feet to an iron pin; thence north 37° 58' 13" west 394.51 feet to an iron pin; thence north 36° 25' 31" west 371.21 feet to an iron pin; thence north 57° 27' 57" west 250.30 feet to an iron pin; thence north 38° 35' 21" west

934.58 feet to an iron pin and gum tree, being the northwest corner of the Greer C. Tidwell, et ux., property, and a point in the southwest line of the Charles Anderson property, of record in Book 5580, page 273; thence south 63° 35' 27" east 162.45 feet to an iron pin and maple tree; thence south 60° 28' 24" east 239.82 feet to an iron pin and white oak tree; thence south 32° 45' 50" east 426.83 feet to an iron pin and walnut tree; thence south 25° 34' 20" east 194.19 feet to an iron pin and elm tree; thence south 53° 00' 00" east 645.37 feet to an iron pin in fence row; thence south 43° 28' 37" east 404.63 feet to the point of beginning; containing 5.37 acres, according to a survey of Gregory Underwood, dated October 20, 1986.

BEING part of the same property conveyed to Cecil Collins and wife, Margaret E. Collins, as of record in Book 4796, page 948, the said Cecil Collins having since died, and being a part of the property conveyed to Cecil Collins and wife, Margaret E. Collins, of record in Book 4874, page 714, R.O.D.C., Tennessee.

BEING the same property conveyed by Margaret E. Collins to Gladys V. Collins Snyder by Quitclaim Deed, of record in Book 7032, page 477, Register's Office for Davidson County, Tennessee.

4. BEING a tract of land in the Eighth Civil District of Davidson County, Tennessee, said tract being part of the property conveyed to Cecil Collins by quitclaim deed of record in Book 4796, page 948, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point in the southeasterly right-of-way line of Lakeview Drive, said point being located N 58 deg. 22 min. 26 sec. E, 50.00 feet from the westerly terminus of said Lakeview Drive, and being the northeasterly corner of this tract; thence, leaving said right-of-way line and severing the lands of the Cecil Collins property of record in Book 4796, Page 948, Register's Office for Davidson County, Tennessee, S 34 deg. 55 min. 12 sec. E, 723.20 feet to a steel T-post; thence, continuing S 55 deg. 45 min. 26 sec. west, 299.39 feet to a steel T-post; thence N 34 deg. 55 min. 12 sec. W, 723.20 feet to an iron rod; thence, N 49 deg. 00 min. 00 sec. E, 13.00 feet to a point; thence N 51 deg. 00 min. 00 sec. E, 90.00 feet to a point; thence, N 58 deg. 22 min. 26 sec. E, 147.00 feet to an iron rod, said rod being located in the southeasterly right-of-way line of Lakeview Drive; thence, with said right-of-way line N 58 deg. 22 min. 26 sec. E, 50.00 feet to an iron rod and the point of beginning, containing 217,874 square feet or 5.002 acres, the same more or less.

Being part of the same property conveyed to Cecil Collins and Margaret E. Collins, by deed from H.E. Collins, Trustee, of record in Book 4796, page 948. The said Cecil Collins have since died.

Further being the same property conveyed by Margaret E. Collins to Daniel F. Collins, et ux., of record in Book 10410, page 330, Register's Office for Davidson County, Tennessee.

5. Land lying in Nashville, Davidson County, Tennessee and more particularly described in a survey by R.L. Montoya, Land Surveying, Inc. as follows:

Beginning at an iron rod (Old) in the North West Corner of a tract of land owned by Daniel R. & Ranay Collins recorded in Deed Book 10410, Page 330, Register's Office of Davidson County, Tennessee, and being part of Parcel 24 on Tax Map 88, Tax Assessor's Office of Davidson County, Tennessee; thence along the South margin of a 50 Foot Ingress-Egress Easement South 43 degrees 02 minutes 28 seconds West, 730.62 feet to a point; thence crossing said Ingress-Egress Easement, North 49 degrees 28 minutes 09 seconds West, 50.00 feet to an iron rod (New) in the North East Corner of this described Parcel also known as part of Parcel 24, this being the point of beginning; thence South 41 degrees 58 minutes 54 seconds West, 267.33 feet to an iron rod (New); thence, with a curve to the right having a Radius of 733.07 feet, a delta angle of 9 degrees 10 minutes 05 seconds with a length of 117.30 feet to an iron rod (New); thence, South 51 degrees 13 minutes 36 seconds West, 334.45 feet to an iron rod (New); thence North 37 degrees 57 minutes 13 seconds West, 461.49 feet to an iron rod (New); thence, North 00 degrees 27 minutes 20 seconds West, 99.51 feet to an iron rod (New); thence, North 44 degrees 07 minutes 35 seconds East, 203.29 feet to a 24 inch Oak Tree; thence, North 53 degrees 52 minutes 29 seconds East, 351.76 feet to an iron rod (New); thence, South 49 degrees 28 minutes 09 seconds East, 504.85 feet to an iron rod (New), this also being the point of beginning for said described parcel containing 8.241 Acres more or less.

PARCEL 2:

Lying in the 12th Civil District of Davidson County, Tennessee, containing by estimation fifty (50) acres, more or less, the same being a part of the Richard Hobbs place, said land is more particularly described as follows, to wit: Beginning on a red oak, with red oak and iron wood pointers, in the divide - line between the Richard Hobbs place and the land of Jessie Dozier, thence in a straight line to the back line of the Richard Hobbs place, to an ash, with ash and Mulberry pointers, the course of the line being identified by marked trees in said line as follows: red oak, ash, white oak, beech, white oak, elm, ash corner in the back line; thence from said ash corner in the line of the Old Richard Hobbs tract to a hickory tree in the west side of road leading from Indian Creek to Pond Creek, which hickory is 63 56/100 poles south of a poplar tree marked "M" thence with the old line of the Richard Hobbs land, which is the dividing line between Hobbs and D. Douglas, to J.W. Dozier's corner; thence in the dividing line between Hobbs and J.W. Dozier to the beginning.

Being the same property conveyed to Cecil Collins by deed from Raymond L. Barrett, Clerk & Master, of record in Book 4414, page 626, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed by Cecil Collins to H.E. Collins, Trustee, and from H.E. Collins, Trustee to Cecil Collins, et ux., by Quitclaim Deed, of record in Book 4796, page 944, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Margaret E. Collins upon the death of Cecil Collins by operation of law pursuant to a tenancy by the entirety.

PARCEL 3:

Being land in the 8th, formerly the 12th Civil District, described according to a survey made by Z.J. Wilkinson, Surveyor, April 14, 1944, as follows:

Beginning on the northerly margin of Charlotte Pike, at a point 542 feet east of the easterly margin of Robertson Avenue; thence north 20 degrees 15' west 200 feet; thence eastwardly 100 feet to the northwest corner of the property conveyed to Anne Vaughn and Lila Coffer by deed from Lawrence G. Neidert and wife, of record in book 1637, page 149, Register's Office for said County; thence with said Vaughn and Coffer's westerly line, southwardly 200 feet to the northerly margin of the Charlotte Pike; thence with said Pike, westwardly 100 feet to the beginning.

Being the same property conveyed to Margaret E. Collins by deed from Cecil Collins, of record in Book 3671, Page 53, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed by Margaret E. Collins to H.E. Collins, Trustee, and from H.E. Collins, Trustee to Cecil Collins, et ux., by Quitclaim Deed, of record in Book 4796, Page 946, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Margaret E. Collins by operation of law upon the death of Cecil Collins pursuant to a tenancy by the entirety.

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