FILE BOX 57

PREPARED BY:
DON L. SMITH
SMITH & CASHION, PLC
FIRST UNION TOWER, SUITE 2100
150 FOURTH AVENUE NORTH
NASHVILLE, TENNESSEE 37219-2494
(615) 742-9304

BOOK 10766 PG 532

QUITCLAIM DEED

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
P.O. Box 681169	Same	Map 68
Franklin Tenn.		Parcel 49
37068-1169		

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, MW Partnership, a Tennessee general partnership composed of T. Benson McKinnon, James D. Wright and Robert D. Wright, does hereby quitclaim and convey all its right, title and interest in ant to a one-half (½) undivided interest to T. Benson McKinnon and a one-half (½) undivided interest to Wright Brothers Construction Company, L.L.C., as tenants in common, their successors and assigns, in the following described tract of land:

Property Described on Exhibit A. Hereto.

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

Witness our hands this 22d day of January, 1998, the partnership having caused its name to be signed hereto by its duly authorized pertners on said day and date.

MW PARTNERSHIP

By: T. Benson McKinnon Partner
T. BENSON McKINNON, Partner

By: James D Wright
JAMES D. WRIGHT, Partner

By: Robert W. Wright
ROBERT W. WRIGHT, Partner

113927 92
IDENTIFICATION REFERENCE

JAN 23 AM 10:45
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 22ND day of January, 1998.

KIM L. WILSON
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

#50665 My Commission Expires

My Commission Expires NOV. 25, 2000
Notary Public

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kim L. Wilson, a Notary Public in and for said County and State, T. BENSON McKINNON, partner of MW Partnership, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained by signing the name of the partnership by himself as partner.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 22ND day of January, 1998.

KIM L. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Kim L. Wilson
Notary Public

My Commission Expires NOV. 25, 2000

My Commission Expires:

_____

* * * * * * * * * * * * * * *

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kim L. Wilson, a Notary Public in and for said County and State, JAMES D. WRIGHT, partner of MW Partnership, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained by signing the name of the partnership by himself as partner.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 22ND day of January, 1998.

KIM L. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Kim L. Wilson
Notary Public

My Commission Expires NOV. 25, 2000

My Commission Expires:

_____

* * * * * * * * * * * * * * *

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kim L. Wilson, a Notary Public in and for said County and State, ROBERT W. WRIGHT, partner of MW Partnership, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained by signing the name of the partnership by himself as partner.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 22ND day of January, 1998.

KIM L. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Kim L. Wilson
Notary Public

My Commission Expires NOV. 25, 2000

My Commission Expires:

_____

4933 01/23 0101 03CHECK 24.00

EXHIBIT A

INGRESS AND EGRESS
EASEMENT

This Easement is for the purpose of adding addition width on the Southeast side of an existing 70' ingress egress easement across Parcel 33, Map 68, Tax Accessors Office, Davidson County, Tennessee and more particularly described as follows:

Beginning at a point in the North R.O.W. of the Cheatham County Rail Authority Railroad being leased by and operated as Central of Tennessee Railroad. Said point being S 67 -23'-49" E, along said railroad North 82.05' from the Southeast Corner of the William C. and Shirley Sanders Property shown as Parcel 32, Map 68, as recorded in book 7511, Page 81, R.O.D.C., TN. Also said point being on the East side of and exsiting 70' Ingress and Egress easement as recorded in book 7788, page 606, R.O.D.C., TN.

Thence, N 01 -18'-49" W, with the East side of said existing easement 150.0' to a point; thence, S 16 -20'-23" E, 176.30' to a point in the North R.O.W. of said railroad; thence; N 67 -23'-49" W with said North railroad R.O.W. 50.0', to the point of beginning.

EXHIBIT A

PHASE II TRACT

Beginning at a point in the south R.O.W. of Nashville and Ashland City Railroad in the center of a spur track to Pinkert Steel Co.,Inc.

Thence, S 67° 23'49" E, with the south R.O.W. of said railroad, 405.71', to a point at the northwest corner of Phase III Tract thence, S 06° 56'47" W, with the west line of Phase III Tract, 1,503.10', to a point in the north line of Phase IV Tract, at the southwest corner of Phase III Tract; thence with a curve to the left having a radius of 3,343.61 and an arc length of 718.25', with the north line of Phase IV Tract, to a point at the southeast corner of Phase I Tract; thence, with the east and north lines of Phase I Tract the following calls; N 08° 25'00" E, 768.17', N 81° 35'00" E, 477.49' to the center of a spur track to Pinkert Steel Co.Inc.; thence continuing with the center line of said spur track and the east line of Phase I Tract, the following calls; with a curve to the left, having a chord bearing N 49° 56'31" E a radius of 440.74', and an arc length of 20.99'; N 48° 34'39" E, 361.41'; N 54° 17'39" E, 32.25'; with curve to the right, having a chord bearing of N 61° 25'55" W, a radius of 572.96 and an arc length of 142.75'; N 68° 34'10" E, 6.30' to a point in the centerline of said spur; thence, N 30° 39'37" W, leaving said spur, 308.33' to a point in the south R.O.W. of the Nashville and Ashland City Railroad; thence, S 67° 23'49"E, with said south R.O.W. 355.51' to a piont; thence, N 22° 36'11" E, with an offset in the said south railroad R.O.W., 15' to a point; thence, S 67° 23'49" E, 156.99' to the point of beginning, consisting of 23.93 acres.

PHASE III TRACT

Beginning at a point in the south R.O.W. of Nashville and Ashland City Railroad. Said point also being the northeast corner of Phase II Tract.

Thence, S 67° 23'49" E, with the south R.O.W. of said railroad, 599.80' to a point in the west line of the Roger Brown Property; thence, S 06° 56'47" W, with Brown's west line, 1,808.11' to a point at the northeast corner of Phase IV Tract; thence with a curve to the left having a radius of 3,343.61' and an arc length of742.63' with the north line of Phase IV Tract, to a point at the southeast corner of Phase II Tract; thence, N 06° 56'47" E, with the east line of the Phase II Tract, 1,503.10' to the point of beginning, consisting of 21.72 acres.

EXHIBIT A BOOK 10766 PG 536

PHASE IV TRACT

Beginning at a point in the west line of Roger Brown property at the southeast corner of the Phase III Tract.

Thence, S 06° 36' 47" W, with Brown's west line 1,186.79' to a point on Cumberland River; thence, with Cumberland River's north line the following two calls; N 45° 26' 19" W, 1,344.60'; N 58° 52' 43" W, 688.62', to a point in Pinkert Steel Co., Inc.'s east line; thence, with Pinkert Steel's east line the following two calls; N 08° 25' 00" E, 90.0'; to a concrete monument, N 08°25' 00" E, 911.03' to a point at the southwest corner of the Phase I Tract; thence; with a curve to the right, having a radius of 3,343.61' and an arc length passing Phase I Tract at 467.17' to a common corner with Phase II; thence, with the common southerly boundary of Phase II Tract having a radius of 3,343.61 and an arc length of 718.25' to the southwest corner of Phase II Tract; thence, along the common southerly boundary of Phase III Tract, having a radius of 3,343.61 and an arc length of 742.63, to the point of beginning containing 44.07 acres.

All property in Phase IV Tract is considered Cumberland River's flood storage area.

EXHIBIT A

A 70 foot easement for ingress and egress across a tract of land in the Second Civil District of Davidson County, Tennessee, located between Hyde's Ferry Pike (Highway 12) and the Nashville and Ashland city Railroad (formerly the Illinois Central Gulf Railroad) and East of Amy Lynn Drive more particularly described as follows:

Beginning at a point in the South right-of-way of Hyde's Ferry Pike (Highway 12) in the center of a gravel road opposite a fence; thence, S 1° 18' 49" W with Vera Scott's East line, 679.38 feet to a point in the Northern right-of-way of the Nashville and Ashland City Railroad; thence S 67° 23' 49" E with the Northern right-of-way of the Nashville and Ashland City Railroad 76.58 feet to a point' thence leaving the Nashville and Ashland City Railroad right-of-way, N 1° 18' 49" E, 748.48 feet to a point in the South right-of-way of Hyde's Ferry Pike (Highway 12); thence S 60° 09' 11" W with the south right-of-way of Hyde's Ferry Pike (Highway 12), 79.68 feet to the point of beginning containing 1.15 acres more or less.

The foregoing tracts being a portion of the property conveyed to MW Partnership by deed of record in Book 9526, page 100, Register's Office for Davidson County, Tennessee