Box 29

THIS INSTRUMENT PREPARED BY:
J. Blake Freeman
Attorney at Law
51 Century Blvd., Suite 110
Nashville, Tn 37214

BOOK 10802 PG 567

QUITCLAIM DEED

FOR AND IN CONSIDERATION of sum of Ten ($10.00) Dollars cash in hand paid, by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged we, **CHAPMAN FAMILY PARTNERSHIP SEVEN, LTD. (58% UNDIVIDED INTEREST)** and **COLE FAMILY PARTNERSHIP SEVEN, LTD. (42% UNDIVIDED INTEREST)** herinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey our interest unto **HOWARD B. CHAPMAN, TRUSTEE,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT One (1) of the Revised Plan of Hermitage Professional Mall as recorded in Book 6200, page 338, Register's Office for Davidson County, Tennessee, also known as 3462 Lebanon Road, Hermitage, Tennessee.

BEING the same property conveyed to Chapman Family Partnership Seven, LTD. and Cole Family Partnership Seven, LTD. by deed of record in Book 10788 , page 49 , said Register's Office.

THIS conveyance is subject to all applicable local governmental planning, building and zoning regulations; and all matters as shown on the recorded plat.

This is improved property known as: 3462 Lebanon Pike, Hermitage, TN 37076

~~TO HAVE AND TO HOLD~~ the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unemcumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, ~~to warrant~~ and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all gender.

WITNESS our hands this 17th day of February, 1998.

Howard B. Chapman

Robert B. Cole

04029610
98 FEB 20 PM 1:19
RECEIVED & RECORDED
MORTGAGE TAX
TAX
NOTE
B42 02/20 0101 CASHIER
B.00

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned, of the State and County aforesaid, personally appeared Howard B. Chapman, President of Chapman Family Cooporation , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Chapman Family Corporation, a partner of CHAPMAN FAMILY PARTNERSHIP SEVEN, LTD., the within named bargainer, a partnership, and that he as such President of Chapman Family Corporation a partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as President of Chapman Family Corporation a partner.

Witness my hand and seal, this 17th day of February 1998.

KAREN E. SIMON NOTARY PUBLIC STATE OF TEXAS EXPIRES JUNE 8, 1999

Karen E. Simon
Notary Public

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned, of the State and County aforesaid, personally appeared ROBERT B. Cole, President of Cole Family Corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who,upon oath, acknowledged himself to be President of Cole Family Corporation, a partner of COLE FAMILY PARTNERSHIP SEVEN, LTD., the within named bargainer, a partnership, and that he as such President of Cole Family Corporation, a partner, executed the foregoing instrument for the purpose therein contained by signing the name of partnership by himself as President of Cole Family Corporation, a partner.

Witness my hand and seal, this 17th day of February 1998.

KAREN E. SIMON NOTARY PUBLIC STATE OF TEXAS EXPIRES JUNE 8, 1999

Karen E. Simon
Notary Public

STATE OF TEXAS
COUNTY OF HARRIS

The actual consideration or value, whichever is greater, for this transfer is $ 10.00.

Affiant

Subscribed and sworn to before me this 17th day of February, 1998.

KAREN E. SIMON NOTARY PUBLIC STATE OF TEXAS EXPIRES JUNE 8, 1999

Karen E. Simon
Notary Public

My Commission Expires:

MAP: 86-1 PARCEL: 76

ADDRESS NEW OWNER(S):
W.A.G.S. INC.
3462 LEBANON RD.
NASHVILLE, TN. 37076

SEND TAX BILLS TO:
SAME