QUITCLAIM DEED

BOOK 10837 PG 540

For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration the receipt of which is hereby acknowledged, I, Bernie W. Sands, unmarried, for the express purpose of making a conveyance to create a fee simple absolute, by these presents do hereby quitclaim and convey to Mark A. Ellmore, Jr., Trustee, all my right, title and interest in and to the following described tract of land to wit:

TRACT 1

A tract of land in the First Civil District, Nashville, Davidson County, Tennessee lying generally on the north side of Whites Creek Pike and west of Green Lane and being more particularly described as follows:

BEGINNING at an iron pin set pin set on the north margin of Whites Creek Pike; said pin being North 45 degrees 14 minutes 28 seconds West 191.47 feet from the southwest corner of Lot 1, Frances Gore Subdivision of record in Plat Book 7900, page 119, Register's Office for Davidson County, Tennessee; thence,

Leaving said north margin of Whites Creek Pike and with the easterly boundary of Earl B. Bates Nursery and Garden Center of record in Book 5744, page 718, Register's Office for Davidson County, Tennessee North 42 degrees 28 minutes 27 seconds East 2880.33 feet to an iron pin set on the southerly boundary of Kenneth L. Dudney, et ux of record in Book 9228, page 661, Register's Office for Davidson County, Tennessee; thence,

With said Dudney South 81 degrees 36 minutes 56 seconds East 197.93 feet to an iron pin set on the common boundary of Tracts 1 & 2; thence,

With the common boundary of Tracts 1 & 2 South 45 degrees 46 minutes 06 seconds West 641.51 feet to an iron pin set; thence,

South 40 degrees 57 minutes 46 seconds West 1486.70 feet to an iron pin set; thence,

South 39 degrees 07 minutes 05 seconds West 233.49 feet to an iron pin set; thence,

South 39 degrees 58 minutes 10 seconds West 276.65 feet to an iron pin set; thence,

South 44 degrees 55 minutes 59 seconds West 368.71 feet to an iron pin set on the north margin of Whites Creek Pike; thence,

With said north margin of Whites Creek Pike North 45 degrees 14 minutes 28 seconds West 95.74 feet to the point of beginning.

Containing 398,876 square feet or 9.16 acres, more or less as surveyed by Daniels and Associates, Inc., Gregory B. Daniels, RLS #1489, dated May 8, 1996.

Being the same property conveyed to Bernie W. Sands by deed of record in Book 10151, page 270, Register's Office for Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and setback lines of record.

This conveyance is made subject to a Deed of Trust of record in Book 9753, page 263, Register's Office for Davidson County, Tennessee.

This is unimproved property.

This instrument was prepared from information furnished by the parties.

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

And now, I, the said Mark A. Ellmore, Jr., Trustee, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey all my right, title and interest to Carolyn F. Rogers, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF we have hereunto set our hands on this the 13th day of February, 1998.

BERNIE W. SANDS

MARK A. ELLMORE, JR., TRUSTEE

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 Bernie W. Sands and with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 13th day of February, 1998.

5-30-99
My commission expires:

Notary Public

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 Mark A. Ellmore, Jr., with whom I am acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this the 13 day of February, 1998.

5-30-99
My commission expires:

Notary Public

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AFFIDAVIT

I do hereby certify that the actual, true, and correct consideration or value, whichever is greater, for this transfer is $ -0-, which is paid for the property herein conveyed.

Mark A. Ellmore

Affiant

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 MARK A. ELLMORE JR., the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 13 day of February, 1998.

5-30-99
My commission expires:

Notary Public

ADDRESS OF NEW OWNERS
Carolyn F. Rogers
619 Westbrae Drive
Nashville, TN 37209

SEND TAX BILLS TO
SAME

MAP/PARCEL
Map 193
P/O Parcel 49

This Instrument Prepared By:
Mark A. Ellmore, Jr., Attorney
388 Harding Place, Suite C
Nashville, Tennessee 37211

041209

IDENTIF. & REFERENCE

98 MAR 13 PM 2:17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.