THIS INSTRUMENT PREPARED BY: BOBBY D. DAVIS, ATTORNEY
MADISON TITLE COMPANY
101 SHEPHERD HILLS DRIVE
MADISON, TENNESSEE 37115

QUITCLAIM DEED

BOOK 10861 PG 897

ADDRESS NEW OWNER:
EDDIE G. PATTERSON
1703 8TH AVENUE NORTH
NASHVILLE, TN 37208

SEND TAX BILLS:
Same

MAP 124
GROUP
PARCEL 67

THIS QUITCLAIM DEED made and entered into on the day and date last written by and bewteen T N AUTO MART, INC., hereinafter referred to as the "Grantor" and EDDIE G. PATTERSON, A SINGLE PERSON, hereinafter referred to as the "Grantee":

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, T N AUTO MART, INC., has this day bargained, sold and quitclaimed unto EDDIE G. PATTERSON, A SINGLE PERSON, his successors and assigns, all their right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

> Land in the 4th Civil District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor No. 823 dated July 15, 1981 and revised October 10, 1983, and known as Job No. 83-340, as follows:
>
> Beginning at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the Northeast corner of this tract and at the intersection of the southerly margin of Hobson Pike and the original easterly line of the Belinda City, Inc., property, of which this is a part; thence leaving the margin of the said Hobson Pike and with a fence south 05 degrees 43 minutes 05 seconds West 361.34 feet to

an iron pin; thence South 07 degrees 10 minutes 16 seconds West 796.84 feet to an iron pin; thence South 06 degrees 16 minutes 23 seconds West 550.73 feet to a U. S. Government monument with the line of the U. S. Government North 86 degrees 51 minutes 24 seconds West 342.46 feet to an iron pin; thence North 06 degrees 54 minutes 25 seconds East 1200.03 feet to an iron pin on the southerly margin of said Hobson Pike; thence with the southerly margin of said Pike North 86 degrees 11 minutes 30 seconds East 14.10 feet to a concrete highway monument; thence continuing with the margin of said Pike North 86 degrees 16 minutes 46 seconds East 234.38 feet to the point of beginning, containing 10.20 acres, more or less.

This conveyance is subject to and includes a 25 foot joint use easement for the purpose of constructing and maintaining water lines for this and other property, being more particularly described as follows: BOOK 10861 PG 898

Beginning at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the Northeast corner of the above described tract; thence with the margin of said Hobson Pike south 86 degrees 11 minutes 30 seconds West 830.48 feet to a point; thence crossing Hobson Pike North 09 degrees 14 minutes 44 seconds East 81.22 feet to a point on the northerly margin of the same; thence continuing North 09 degrees 14 minutes 44 seconds East 993.44 feet to a point on the southerly margin of Pugh Road; thence with the margin of the same North 83 degrees 32 minutes 39 seconds West 25.03 feet to an iron pin; thence leaving the margin of said road and with a fence south 09 degrees 14 minutes 44 seconds West 998.03 feet to a point on the northerly margin of Hobson Pike; thence crossing said Hobson Pike and continuing South 09 degrees 14 minutes 44 seconds West 81.26 feet to a point on the southerly margin of said Pike; thence continuing South 09 degrees 14 minutes 44 seconds West 25.63 feet to a point; thence North 86 degrees 11 minutes 30 seconds East 857.21 feet to a point on the westerly line of the above described tract; thence with the westerly line North 06 degrees 54 minutes 25 seconds East 25.44 feet to the point of beginning.

Being the same property conveyed to T N Auto Mart, Inc. by Warranty Deed from Marshall Carter and Irene Carter, both unmarried of record in Book 8722, page 810, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL EASEMENTS RECORDED OR UNRECORDED AND ANY RESTRICTIONS RECORDED OR UNRECORDED.

THIS INFORMATION FURNISHED BY THE GRANTORS HEREIN AND NO TITLE SEARCH HAS BEEN DONE AND NO GUARANTY IS GIVEN TO THE VALIDITY OF THE TITLE HEREIN.

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

IN WITNESS WHEREOF, the undersigned, has hereunto set his hand on this 28th day of March, 1998.

BOOK 10861 PG 899

T N AUTO MART, INC.
BY: Eddie Patterson
TITLE: Pres.

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDDIE PATTERSON, with whom I am personally acquainted and who acknowledged himself to be the OWNER of T N AUTO MART, INC., the within named bargainor, and that he executed the within instrument for the purposes therein contained by signing the name of the corporation as such T & N Auto Mart.

Witness my hand and official seal this 28th day of March, 1998.

Kimi Reynolds
Notary Public

My Commission Expires:
2-22-2000

STATE OF TENNESSEE
COUNTY OF Davidson

The actual transfer or value, whichever is greater, for this transfer is -0-.

Jack Davis
AFFIANT

Subscribed and sworn to before me this 23 day of March, 1998.

Toni J. Eason-Lewis
Notary Public

My Commission Expires:
1/27/2001

TONI J. EASON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

BOOK 10861 PG 900

04189818
IDENTIF. A REFERENCE
98 MAR 31 PM 12:05
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

3020 03/31 0101 03CHECK 16.00