THIS INSTRUMENT WAS PREPARED BY: **STEVEN G. WATERS, ATTORNEY** **1000 NORTHCHASE DRIVE, SUITE 100** **GOODLETTSVILLE, TN 37072** THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES.	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0- Peggy Purtle AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF APRIL 1998. Deborah Eckard NOTARY PUBLIC MY COMMISSION EXPIRES: 6-11-2000

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
C&C Investments (NAME)	New Owner (NAME)	51-08-188 and 51-04-145
118 Emmitt Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DRIVER INVESTMENTS, a partnership**, "GRANTOR", by these presents, does hereby quitclaim and convey unto **C&C Investments, a partnership composed of Curtis L. Ellis, Sr. and Celia D. Ellia**, hereinafter called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson** County, State of **TENNESSEE**, described as follows, to-wit:

Tract No. 1: Being Lot No. 3 of Block "I" on the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, page 7, Register's Office for said County, described according to a survey made by Blanchard and Parrish, Engineers, April 15, 1940, as follows:

Beginning on the southerly margin of Emmett Avenue, 173.5 feet east of the easterly margin of Gallatin Pike, as now located; thence with the southerly margin of said Avenue, eastwardly 60 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots, southwardly 197.4 feet; thence westwardly 60 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots, northwardly 197.6 feet to the beginning.

Tract No. 2: Being Lot No. 4 of Block "I" on the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, page 7, Register's Office for said County, described according to a survey made by Blanchard and Parrish, Engineers, April 15, 1940, as follows:

Beginning on the southerly margin of Emmett Avenue, at a point 233.5 feet east of the easterly margin of Gallatin Pike, as now established, being the northeast corner of Lot No. 3; thence with the southerly margin of said Avenue, easterly 60 feet to the corner of Lots Nos. 4 and 5; thence with the line between said two lots, southwardly 197.2 feet; thence westwardly 60 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots, northwardly 197.4 feet to the beginning.

Tracts Nos. 1 and 2 being the same property conveyed to Driver Investments, a partnership, by deeds from Carson C. Driver, Jr. and wife, Doris B. Driver of record in Book 4878, page 647, and in Book 4879, page 45, said Register's Office.

Tract No. 3: Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 1 and the southerly portion of Lot No. 3 on the Plan of Coarsey-Driver Commercial Subdivision, as of record in Book 4675, page 157, Register's Office for said County, and described together as follows:

Beginning at an iron pin in the northerly margin of East Webster Street, same being the southwesterly corner of said Lot No. 1; thence, leaving said margin North 25° 30' East 150.00 feet to an iron pin; thence North 64° 30' West 90.00 feet to an iron pin; thence North 25° 30' East 3.50 feet; thence North 62° 09' West 50.00 feet to an iron pin; thence North 20° 19' 39" East 111.63 feet to an iron pin; thence South 62° 09' East 25 feet to an iron pin; thence South 61° 32' East 184.00 feet to an iron pin; thence South 25° 30' West 256.09 feet to a monument in the northerly margin of said East Webster Street; thence with said margin, North 64° 30' West 60.00 feet to the beginning.

Tract No. 3 being the same property conveyed to Driver Investments by deed from J. R. Coarsey and wife, Erminia S. Coarsey of record in Book 4988, page 117, said Register's Office.

Included in the above Tract No. 3 but excluded from this conveyance is the following described property:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Coarsey Driver Commercial Subdivision, as of record in Book 4675, page 157, Register's Office for said County.

Said Lot No. 1 fronts 60.00 feet on the northerly side of East Webster Street and extends back between parallel lines, 150.00 feet to a line in the rear on which it measures 60.00 feet.

Being the same property conveyed to J. R. Coarsey and wife, Erminia S. Coarsey by deed from Driver Investments of record in Book 5120, page 558, said Register's Office.

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

WITNESS my hand this 9th day of **April, 1998.**

BOOK 10885 PG 290

DRIVER INVESTMENTS

By: _____
Kenneth Driver, Partner

STATE OF **TENNESSEE**
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Kenneth Driver, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of Driver Investments, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand this 9th day of **April, 1998.**

_____
Notary Public

My Commission Expires: 6-11-2000

DEBORAH A. ROARD NOTARY PUBLIC LARGE DAVIDSON CO. TENN.

3751 04/14 0101 03CHECK 8.00

042524
IDENTIFICATION REFERENCE
98 APR 14 AM 10:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.