Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
F & F Real Estate Management, LLC 4084 New Highway 96 West Franklin, TN 37064	Map 091-12-0 Parcel 177.00	same as owner
This instrument prepared by: Law Office of Kevin T. Sommers (KTS) 404 North Main Street, P.O. Box 399, Kingston Springs, TN 37082		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Stuart Fisher and wife, Candace Fisher, and Alan Flowers and wife, Lisa Flowers** (collectively referred to herein as the "Grantors"), by these presents hereby sell, assign, and quitclaim to **F & F Real Estate Management, LLC, a Tennessee Limited Liability Company** (referred to together herein as the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lots Nos. 202 and 204 of Block 20, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Stuart Fisher and wife, Candace Fisher, and Alan Flowers and wife, Lisa Flowers by deed from Ronald E. Turner and wife, Anna B. Turner of record in Book 10849, page 767, Register's Office, Davidson County, Tennessee.

The Property is conveyed expressly subject to all zoning, limitations, restrictions, easements and encumbrances as may affect the Property.

This conveyance is further subject to an easement of record in Book 10849, page 767, said Register's Office for the erection, repair and maintenance of a billboard as set forth on the attached Exhibit A.

This is improved property known as 4301 Alabama Avenue, Nashville, Tennessee 37209.

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 16th day of October, 1998.

Notary Public

My Commission Expires: June 1, 1999

IN WITNESS HEREOF, the Grantors have executed this Deed this 19th day of September, 1998.

Stuart Fisher

Stuart Fisher, Grantor

Candace Fishes

Candace Fisher, Grantor

Alan Flowers

Alan Flowers, Grantor

Lisa Flowers

Lisa Flowers, Grantor

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, Kevin Sommer, Notary Public, STUART FISHER, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 19th day of September, 1998.

Kevin T Sommer
Notary Public
My Commission Expires: 10-28-2000

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, Kevin Sommer, Notary Public, CANDACE FISHER, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 19th day of September, 1998.

Kevin T Sommer
Notary Public
My Commission Expires: 10-28-2000

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, Kevin Sommer, Notary Public, ALAN FLOWERS, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 19th day of September, 1998.

Kevin T Sommer
Notary Public
My Commission Expires: 10-28-2000

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, Kevin Sommer, Notary Public, LISA FLOWERS, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 19th day of September, 1998.

Kevin T Sommer
Notary Public
My Commission Expires: 10-28-2000

EXHIBIT A

Land in Davidson County, Tennessee being a portion of Lot No. 202 (hereinafter "Lot 202") of Block 20, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee described as commencing at the northeastern corner of Lot 202; thence southerly along the western margin of 43rd Avenue North, South 2° 38' 50" East, a distance of 7.50 feet to the TRUE POINT OF BEGINNING; thence, South 88° 00' 00" West, a distance of 10.0 feet to a point; thence, South 2° 38' 50" East, a distance of 52.5 feet to a point; thence, North 88° 00' 00" East, a distance of 10.0 feet to a point in the western margin of 43rd Avenue North; thence, northerly along the western margin of 43rd Avenue North, North 2° 38' 50" West, a distance of 52.5 feet to the TRUE POINT OF BEGINNING. The area described in this paragraph being hereinafter referred to as the "Easement Area."

The parties acknowledge and agree that the Sign shall at all times be deemed to be the separate property of the owner of the Easement. The Easement described herein and the rights hereunder include without limitation the right of Grantors, their heirs, successors and assigns to erect and maintain a double face billboard, exactly as the same is presently existing on the property, together with the right of ingress and egress that is reasonably necessary to repair, paint new signs, and alter and maintain the Sign and to modify and/or erect other similar billboards in the place of the present one if for any reason the present Sign is damaged or destroyed. Any replacement or modification of the Sign shall be limited to repairing or replacing the Sign with a sign of the exact same size in height, width and depth as the existing sign. Grantors, for themselves and their heirs and assigns, agree to keep and maintain the Sign in a safe and aesthetically pleasing condition. The Grantee expressly covenants that they will erect no obstructions, buildings, or signs in any manner, on Lots Nos. 202 or 204 of Block 20, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, that will block the visibility of either face of the Sign from Interstate Highway 40. Notwithstanding the above, the parties agree that the Sign shall not be permitted to contain any advertising or other message promoting the use of alcohol, or which is immoral, illicit or sexual in nature. The restrictions contained in the preceding sentence and elsewhere in this paragraph shall be enforceable by any present or future owner of Lots Nos. 202, 204, 206, and 208 of Block 20, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee. The easement created hereunder and the restrictions and other agreements contained herein are intended to and shall run with the land, and shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors and assigns, forever.

BEING unimproved property known as: 4301 Alabama Avenue, Nashville, Tennessee 37209.

0500823
IDENTIF. ↑ REFERENCE

98 OCT 16 PM 3:19
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

4540 10/16 0101 03CHECK 14.00