052984.9
IDENTIF. & REFERENCE

98 DEC 29 PM 1:10
REGISTER
DAVIDSON COUNTY, TN.

BOOK 11269 PAGE 884

This Instrument Prepared By:
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
JJIM, LLC c/o James N. Maddox 2002 Richard Jones Road, C-306 Nashville, Tennessee 37215	Same	97-0-84 4D-05455

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is ~~$ -0-~~.

Affiant

Subscribed and sworn to before me, this the 28th day of December, 1998.

Notary Public

My commission expires: 1/27/01

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by JJIM, LLC, a Tennessee limited liability company ("Grantee"), and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, JAMES N. MADDOX ("Grantor"), do hereby quitclaim, transfer and convey to Grantee all of my interest in and to the following parcel of real estate located in Nashville, Davidson County, Tennessee, described as follows:

See Exhibit A, attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, I have hereunto set my hand ~~this~~ 28th ~~day~~ of December, 1998.

James N. Maddox

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Joe Vaulx Crockett, III, a Notary Public in and for said County and State, the within-named JAMES N. MADDOX, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal in Nashville, Tennessee, this the 28th day of December, 1998.

Notary Public

My Commission Expires: 1/27/01

c:\61\wpdocs\maddox\jjim.llc\quitclai.dee\121598

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee being more fully described according to a Boundary Survey by Ragan-Smith-Murphy & Associates, Inc., dated March 1, 1985, Job No. 79-181, as follows:

Beginning at an existing concrete monument on the northeasterly right-of-way line of Old Hickory Blvd. at the southerly end of the southeasterly return curve at the intersection of Safeco Drive, a 60 foot road, and Old Hickory Blvd., a 100 foot road at this point, and proceeding as follows:

1. Northwardly with a 25 foot radius curve to the right 39.27 feet to an existing concrete monument; thence,
2. N 59° 58' 59" E 485.00 feet to an iron pin set; thence,
3. With a 50 foot radius curve to the right 32.18 feet to an existing concrete monument, said curve has a chord bearing and distance of N 78° 25' 20" E 31.62 feet; thence,
4. With a 50 foot radius curve to the left 78.54 feet to an iron pin set on the westerly line of Safeco Park as recorded in Book 4860, page 32, R.O.D.C., TN, said curve has a chord bearing and distance of N 51° 51' 26" E 70.71 feet; thence,
5. With the west line of Safeco Park S 30° 03' 20" E 800.84 feet; thence,
6. Severing the Baltz Property S 60° 59' 44" W 117.97 feet; thence,
7. With a 328.76 foot radius curve to the right 212.30 feet, said curve has a chord bearing and distance of S 79° 29' 44" W 208.63 feet; thence,
8. N 82° 00' 16" W 150.00 feet; thence,
9. With a 319.46 foot radius curve to the left 211.87 feet, said curve has a chord bearing and distance of S 78° 59' 44" W 208.01 feet to a point on the northeasterly right-of-way line of Old Hickory Blvd., thence,
10. With Old Hickory Blvd. N 30° 00' 16" W 248.30 feet to an existing concrete monument; thence,
11. N 56° 38' 51" E 22.42 feet to an existing concrete monument; thence,
12. N 30° 46' 04" W 294.35 feet to the point of beginning and containing 10.00 acres more or less.

Together with a 50 foot easement for ingress and egress with a 10 foot temporary construction easement of record in Book 6632, page 358, said Register's Office.

Being part of the property conveyed to James N. Maddox and Thomas F. Corcoran by deed from BG Corporation as of record in Book 6632, page 355, Register's Office for Davidson County, Tennessee, Thomas F. Corcoran having conveyed his interest in said property to the Thomas Francis Corcoran, III Trust by deed of record in Book 9468, page 622, said Register's Office.

5418 12/29 0101 03:HE:ER 10.00