18A

BOOK 11273 PAGE 197

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
2700 First American Center
Nashville, Tennessee 37238
Doc. 654816 12/15/98 gh

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
Harding Pike Properties, L.P., a Tennessee limited partnership 5876 Owens Chapel Road Springfield, Tenn. 37172	SunTrust Bank, Nashville, N.A. Mail Code NA-6500 P.O. Box 305110 Nashville, Tenn. 37230-5110	Map 130-1 Parcels 52, 97 and 190

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, KATHERINE HEALAN BAKER does hereby quitclaim and convey unto HARDING PIKE PROPERTIES, L.P., a Tennessee limited partnership, its successors and assigns, all of her right, title and interest in and to the properties described on Exhibit A hereto.

The descriptions on Exhibit A hereto are the same as that contained in the prior deeds.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 28th day of December, 1998.

Katherine Healan Baker
KATHERINE HEALAN BAKER

0530643
IDENTIF. & REFERENCE

98 DEC 30 PM 12:43
REGISTER
DAVIDSON COUNTY, TN.

289 12/30 01 CRD 22.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Katherine Healan Baker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28 day of December, 1998.

Joe V.W. Gaston
Notary Public

My Commission Expires:

8-22-2000

JOE V.W. GASTON NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

Katherine Baker Gaston
Affiant

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

Joe V.W. Gaston
Notary Public

My Commission Expires:

8-22-2000

JOE V.W. GASTON NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN

Parcel 1

Land in Davidson County, Tennessee, being part of Lot No. 160 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, pages 94 and 95, Register's Office for said County, described according to a survey made by Barge, Waggoner and Sumner, Inc., August 3, 1964, as follows:

Beginning on the northerly margin of Harding Place, formerly Westover Drive, in the center of the west boundary of Richland Creek; thence with the center of same north 31° east 310 feet, continuing with same north 32°30' east 195 feet, continuing with same north 52°50' east 53 feet; continuing with same north 80°45' east 77 feet; thence south 41°40' west 102 feet; thence south 2° east 105 feet; thence south 16° 10' west 73 feet to the northeast corner of the property conveyed to Ben Griffith by deed from E. L. Savely and wife, of record in Book 3504, Page 420, said Register's Office; thence with said Griffith's northerly line north 73° 10' west 65 feet to said Griffith's northwest corner; thence with his westerly line south 22° 50' west 302 feet to the northerly margin of said Harding Place; thence with same north 73° 10' west 125 feet to the beginning.

Included in the above description but excluded from this conveyance is the below described property conveyed to the State of Tennessee by Trustees and Special Warranty Deed of record in Book 11073, page 752, Register's Office for Davidson County, Tennessee.

Beginning at the point of intersection of the existing north margin of Harding Place and the southeast boundary of the Dollie Louise Lawson property, said point of intersection being 28.72 feet left of Harding Place proposed centerline station 11+64.43; thence with said southeast boundary north 31 degrees 27 minutes 05 seconds east 6 feet, more or less to a point, said point being 35.50 feet left of Harding Place proposed centerline station 11+65.72; thence with the proposed north margin of said road (1) south 69 degrees 20 minutes 50 seconds east 34.28 feet (2) south 65 degrees 09 minutes 06 seconds east 89.88 feet to a point, said point being 28.93 feet left of Harding Place proposed centerline station 12+89.64; thence with the west boundary of the Ben Griffith, etal property south 27 degrees 36 minutes 14 seconds West 2 feet, more or less to a point, said point being 27.14 feet left of Harding Place proposed centerline station 12+89.42; thence with said existing north margin westerly 125 feet, more or less to the point of beginning, containing 649 square feet and being part of the same property conveyed by Katherine Healan Baker as Executrix of the Estate of Thomas B. Baker, Jr., deceased, to Commerce Union Bank, Trustee as of record in Books 7183 and 6890, pages 54 and 749, and by Page Properties, Inc. to Katherine Healan Baker, individually and as Executrix of the Estate of Thomas B. Baker, Jr., deceased, a 25% undivided interest, and a 75% undivided interest to be held by Katherine Healan Baker, Executrix of the Estate of Thomas B. Baker, Jr., deceased, as of record in Book 6618, page 740, Register's Office of Davidson County, Tennessee.

Parcel 2

Land situated in the 7th Civil District, 34th Councilmanic District of Nashville, Davidson County, Tennessee, located on the easterly margin of Highway 70, south of Harding Place, and north of Page Road, being more particularly described as follows:

Being Lot 1 on a survey entitled "Final Plat of the Katherine Baker Subdivision", prepared by James M. Overfelt, R.L.S. #1634, of IDE Associates, Inc., dated August 6, 1998, of record in Plat Book 9700, page 728, Register's Office for Davidson County, Tennessee, said Lot 1 being more particularly described as follows:

COMMENCING from a ½" iron rod (found) on the easterly margin of Highway 70 (a 80-foot right-of-way) same being the southwesterly corner of Lot 2 on the plat entitled "Resubdivision and Addition to Section 1, Thomas B. Baker, Jr. Property" of record in Plat Book 7900, Page 960, Register's Office of Davidson County, Tennessee; THENCE with the easterly margin of Highway 70 North 15° 51' 00" East a distance of 108.00 feet to a 5/8" iron rod (found) at the true POINT OF BEGINNING; THENCE continuing with said easterly margin North 15° 51' 00" East a distance of 248.89 feet to a 5/8" iron rod (set) being the southwesterly corner of Lot 2 as shown on said "Final Plat of the Katherine Baker Subdivision", THENCE leaving said easterly margin of Highway 70 with said Lot 2 South 74°21'21" East a distance of 125.53 feet to a 5/8" iron rod (set) being a corner common with Parcel 189; THENCE leaving said Lot 2 with Parcel 189 South 64°24'56" East, a distance of 55.27 Feet to a 5/8" iron rod (found); THENCE South 29°09'00" East, a distance of 28.28 feet to a 5/8" iron rod (found); THENCE South 15°51'00" West, a distance of 200.00 feet to a 5/8" iron rod (found); THENCE South 60°51'00" West, a distance of 28.28 feet to a 5/8" iron rod (found) being the northeasterly corner of the aforementioned Lot 2 on the plat entitled "Resubdivision and Addition to Section 1, Thomas B. Baker, Jr. Property"; THENCE leaving Parcel 189 with said Lot 2 North 74°09'00" West, a distance of 180.00 Feet to the true POINT OF BEGINNING. Containing 48,998 square feet or 1.125 acres, more or less.

The foregoing description was taken from a survey taken August 6, 1998 prepared by James M. Overfelt, R.L.S. #1634, of IDE Associates, Inc. whose address if 215 Centerview Drive, Suite 100, Brentwood, Tennessee 37027. All above listed (set) iron rods are capped and stamped IDE Assoc.

Parcel 3

Land situated in the 7th Civil District, 34th Councilmanic District of Nashville, Davidson County, Tennessee, located east of Highway 70, on the south margin of Harding Place, and north of Page Road, being more particularly described as follows:

Being Lot 3 on a survey entitled "Final Plat of the Katherine Baker Subdivision," prepared by James M. Overfelt, R.L.S. #1634, of IDE Associates, Inc., dated August 6, 1998, of record in Plat Book 9700, page 728, Register's Office for Davidson County, Tennessee, said Lot 3 being more particularly described as follows:

COMMENCING from a ½" iron rod (found) on the easterly margin of Highway 70 (a 80-foot right-of-way) same being

the southwesterly corner of Lot 2 on the plat entitled "Resubdivision and Addition to Section 1, Thomas B. Baker, Jr. Property" of record in Plat Book 7900, Page 960, Register's Office of Davidson County, Tennessee; THENCE with the easterly margin of Highway 70 North, 15°51'00" East a distance of 485.38 feet to a 5/8" iron rod (set); THENCE with a non-tangential curve to the right having a central angle of 70°07'15", a radius of 33.50 feet, an arc length of 41.00 feet, and a chord which bears North 71°35'27" East 38.49 feet to a 5/8 iron rod (set) on the new southerly margin of Harding Place acquired by Deed of record in Book 11073, Pages 756-762 (a 60.5-foot right-of-way width at this location); THENCE with said southerly margin South 73°03'18" East, a distance of 140.05 feet to a 5/8" iron rod (set) at the northernmost corner of Lot 3 being the true POINT OF BEGINNING; Said iron rod also being a common corner with Parcel 189; THENCE leaving Parcel 189 continuing with said southerly margin South 73°03'18" East, a distance of 68.01 feet to a 5/8" iron rod (set) in the northerly line of Nashville Golf and Country Club as of record in Deed Book 452, Page 581, R.O.D.C., TN; THENCE leaving said margin with said Nashville Golf and Country Club South 15°51'00" West, a distance of 110.68 feet to a 5/8" iron rod (found) being a corner common with Parcel 189; THENCE leaving said Nashville Golf and Country Club with said Parcel 189 North 74'05'00" West, a distance of 68.00 feet to a 5/8" iron rod (found); thence North 15°51'00" East, a distance of 111.90 feet to the true POINT OF BEGINNING. Containing 7,568 square feet or 0.174 acres, more or less.

The foregoing description was taken from a survey dated August 6, 1998 prepared by James M. Overfelt, R.L.S. #1634, of IDE Associates, Inc. whose address is 215 Centerview Drive, Suite 100, Brentwood, Tennessee 37027. All above listed (set) iron rods are capped and stamped IDE Assoc.

The above three tracts altogether being the same property conveyed to Katherine Healan Baker, individually (as to a 25% undivided interest) and SunTrust Bank, Nashville, N.A. and Katherine Healan Baker, as Co-Trustees under the Will of Thomas B. Baker, Jr., deceased (as to a 75% undivided interest), of record in Book 11130, page 109, Register's Office for Davidson County, Tennessee. See also deeds of record at Book 7183, page 54; Book 6618, page 740; and Book 11130, page 103, Register's Office for Davidson County, Tennessee.