0530656

IDENTIF. & REFERENCE

QUITCLAIM DEED

98 DEC 30 PM 12:47

REGISTER
DAVIDSON COUNTY, TN.

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
ERBan Commercial Realty, L.P.		
708 Berry Road	(same)	Map 118-3
Nashville, Tennessee 37204		Parcel 94

This instrument prepared by: WALLER LANSDEN DORTCH & DAVIS, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-. BOOK 11273 PAGE 236

Affiant

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

NOTARY PUBLIC

My Commission Expires: 3-25-00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, E. R. Buchi, Sr., Successor Trustee of the E. R. Buchi, Sr. Trust established by that certain Revocable Trust Agreement of E. R. Buchi, Sr., dated as of April 17, 1986 as amended and restated ("Grantor"), by these presents, does hereby quitclaim and convey unto ERBan Commercial Realty, L.P. ("Grantee"), its successors and assigns, all of his right, title and interest, in and to the following described land in Davidson County, Tennessee:

Land lying in the 29th Councilmanic District, Davidson County, Tennessee, as surveyed by Southern Land & Associates, Inc., August 26, 1975, and more particularly described as follows:

Beginning at an iron pin in the North line of Fessey Park Road, as shown on the master plan of the boundary survey for Ernest Buchi of Berry Hill Industrial Park as surveyed by Southern Land & Associates, Inc., August 26, 1975, also in the east line of Tract "C" and the southwest corner of this described tract; thence, leaving the North line of Fessey Park Road along the east line of Tract "C", North 03 degrees 24 minutes 47 seconds West 30.87 feet to an iron pin located in the south right of way of the Louisville & Nashville Railroad; thence, with said right of way as follows: North 48 degrees 18 minutes 48 seconds East 7.50 feet to an iron pin; thence, North 49 degrees 44 minutes 00 seconds East, 42.00 feet to an iron pin; thence, North 18 degrees 57 minutes 00 seconds West 28.15 feet to an iron pin; thence continuing with said right of way North 49 degrees 41 minutes 15 seconds East 309.52 feet to an iron pin; said point being the Northwest corner of Tract "L", the northeast corner of this described tract; thence, leaving the South right of way with the west line of Tract "L", as follows: South 40 degrees 18 minutes 45 seconds East 65.53 feet to an iron pin; thence South 64 degrees 30 minutes 29 seconds East 6 feet to an iron pin; thence, with a curve to the left along the spur tract (Radius = 383.06 feet) 139.26 feet to an iron pin; thence continuing along said spur tract, South 04 degrees 32 minutes 13 seconds West 87.03 feet to an iron pin located in the North line of Fessey Park Road; said corner being the southwest corner of Tract "L" and

the Southeast corner of this described tract; thence, with said North line, South 86 degrees 35 minutes 13 seconds West 267.98 feet to the point of beginning, containing 1.13 acres, more or less.

Together with a non-exclusive easement for ingress and egress described as follows:

Beginning at an iron pin in the northerly margin of Berry Road, said point being located South 72° 06' 20" West 169.73 feet from the southwest corner of the Bransford House Apartments property, of record in Book 4750, page 175, Register's Office for Davidson County, Tennessee, thence following the easterly margin of the said road around a curve to the right (Radius = 25 feet) 45.59 feet to an iron pin; thence following the easterly margin of Fessey Park Road, North 3° 24' 47" West 698.59 feet to an iron pin; thence along the southerly margin of Fessey Park Road, North 86° 35' 13" East, approximately 198 feet to a point; thence North 3° 24' 47" West 50 feet to an iron pin; thence South 86° 35' 13" West 267.98 feet along the northerly margin of said road to an iron pin; thence South 3° 24' 47" East 727.15 feet along the westerly margin of said Fessey Park Road to an iron pin; thence curving southeasterly (Radius = 25 feet) 20.58 feet to an iron pin; thence curving southwesterly (Radius = 25 feet) 20.58 feet to another iron pin; thence South 3° 24' 47" East 31 feet to a point in the northerly margin of Berry Road, said point being the intersection of the westerly margin of said Fessey Park Road with Berry Road; thence North 72° 06' 20" East, a distance of 88.05 feet to the point of beginning.

Being part of the property conveyed to Commerce Union Bank, a Tennessee banking corporation, as Trustee under the E. R. Buchi, Sr. Trust as established by that certain Revocable Trust Agreement of E. R. Buchi, Sr., dated as of April 17, 1986, by deed from Ernest R. Buchi and wife, Ruthelia Lott Buchi, of record in Book 7121, page 535, said Register's Office. The said E. R. Buchi, Sr. having been appointed Successor Trustee by Notice of Resignation of Trustee and Appointment of Successor Trustee, of record in Book 9071, page 637, said Register's Office.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of December, 1998.

E. R. BUCHI, SR. T TRUST established by
that certain Revocable Trust Agreement of
E. R. Buchi, Sr., dated as of April 17, 1986

BY: E. R. Buchi
E. R. Buchi, Sr., Successor Trustee

999988.98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 11273 PAGE 238

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. R. Buchi, Sr., Successor Trustee of the E. R. Buchi Sr. Trust established by the certain Revocable Trust Agreement of E. R. Buchi, Sr., dated as of April 17, 1986, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30 day of December, 1998.

NOTARY PUBLIC

My Commission Expires: 3-25-00

6302 12/30 0101 02CHECK 14.00

999988.98