This Instrument Was Prepared By:
Brian Ragan, Esq.
204 N. Main Street
P.O. Box 1082
Dickson, Tennessee 37056-1082

BOOK 11274 PAGE 302

Address New Owner:	Send Tax Bills To:	Map / Parcel
Trinity Hills Associates, L.P. Suite 104, City Square 260 Main Street Hendersonville, Tennessee 37075	Same	59 / 154

6501 12/30 0101 03CHECK 14.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the undersigned, VIRGINIA ABERNETHY and husband, CHARLES GREGORY SMITH, JR., the Grantors herein, by these presents do hereby bargain, sell, remise, release, transfer, convey and forever quitclaim unto TRINITY HILLS ASSOCIATES, L.P., a Tennessee limited partnership, the Grantee herein, its successors and assigns, all of Grantors' right, title, interest, claim or demand in and to the tract or parcel of land situated in Davidson County, Tennessee, as described in *Exhibit A* attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand on this the 16th day of December, 1998.

0530853
IDENTIF. ← REFERENCE

98 DEC 30 PM 2:43
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

GRANTORS:

Virginia D. Abernethy

Charles Gregory Smith, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the state and county aforesaid, personally appeared VIRGINIA ABERNETHY, 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 foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson, Tennessee, this 16th day of December, 1998.

Notary Public

My Commission Expires: 7-28-01

PATRICK BRIAN RAGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the state and county aforesaid, personally appeared C. GREGORY SMITH, JR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson, Tennessee, this 16th day of December, 1998.

Patrick Brian Ragan
Notary Public

My Commission Expires: 7-28-01

PATRICK BRIAN RAGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

For Tennessee Recording Tax purposes the actual consideration for this transfer is None.

AFFIANT:

General Partner of Trinity Hills Associates, L.P.,
A Tennessee Limited Partnership:

Trinity Hills Properties of Hendersonville, Inc.
A Tennessee corporation

By: C. Gregory Smith, Jr.
Name: C. Gregory Smith, Jr.
Title: Secretary

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

Patrick Brian Ragan
NOTARY PUBLIC

My Commission Expires: 7-28-01

PATRICK BRIAN RAGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

EXHIBIT A

DESCRIPTION OF PROPERTY

Property located in the Second Councilmanic District of Nashville, Davidson County, Tennessee and, being more particularly described according to a survey performed by Wamble and Associates, dated December 30, 1988, as follows:

Beginning at an iron pin, set this survey, on the North right-of-way (50-feet) of Moorman's Arm Road, said pin being the Southeast corner of property conveyed to Phyllis Wheatley Homes as of record in Deed Book 4223, Page 209, R.O.D.C., Tennessee; said pin also being 321.35 feet as measured along said North right-of-way from an existing concrete monument at the Southeast corner of Haynes Manor Subdivision, Section II, as of record in Plat Book 3700, Page 88, R.O.D.C., Tennessee; thence, leaving said North right-of-way and following the East boundary line of said Phyllis Wheatley Homes property North 27 degrees 09 minutes 03 seconds West 499.60 feet to an iron pin, set this survey; thence, continuing with said Phyllis Wheatley Homes East boundary line North 70 degrees 00 minutes 06 seconds East 137.90 feet to an existing iron rod; thence, North 56 degrees 00 minutes 33 seconds East 115.00 feet to an iron pin, set this survey; thence, North 41 degrees 15 minutes 13 seconds East 220.00 feet to an existing iron pin; thence, North 25 degrees 01 minute 52 seconds East 123.29 feet to an existing iron pin; thence, North 67 degrees 46 minutes 52 seconds East 154.90 feet to an iron pin, set this survey, on the West right-of-way (60-feet) of Whites Creek Pike; thence leaving said Phyllis Wheatley Homes East boundary line and following said West right-of way with a curve to the left having a Central angle of 11 degrees 17 minutes 20 seconds, a radius of 2,899.30 feet, an arc length of 571.24 feet, a tangent of 286.55 feet, and a chord bearing and length of South 27 degrees 22 minutes 23 seconds East 570.32 feet to an iron pin, set this survey, said pin being the Northeast corner of property conveyed to National Convenience Stores, Inc., as of record in Deed Book 4841, Page 727, R.O.D.C., Tennessee; thence, leaving said West right-of-way and following the North boundary line of said National Convenience Stores, Inc. property South 57 degrees 14 minutes 47 seconds West 135.00 feet to an iron pin, set this survey, being then Northwest corner of said National Convenience Stores, Inc. property; thence, South 26 degrees 43 minutes 43 seconds East 178.97 feet to an iron pin, set this survey, on the West boundary line of property conveyed to Regent Properties, Inc., as of record in Deed Book 4971, Page 292, R.O.D.C., Tennessee; thence, South 15 degrees 04 minutes 00 seconds East 50.00 feet to an iron pin, set this survey, on the North right-of-way of Moorman's Arm Road, said pin also being the Southwest corner of said Regent Properties, Inc. Property; thence, following said North right-of-way South 80 degrees 56 minutes 00 seconds West 440.91 feet to an iron pin, set this survey; thence, continuing with said North right-of-way with a curve to the left having a Central angle of 08 degrees 48 minutes 24 seconds, a radius of 966.70 feet, an arc length of 148.59 feet, a tangent of 74.44 feet, and a chord bearing and length of South 76 degrees 31 minutes 49 seconds West 148.44 feet to the point of beginning.

Containing 426,684 square feet, or 9.79 acres, more or less.

Being the same property a portion of which was conveyed to Charles Gregory Smith, Jr., by deed from Priest Lake Investments, a Tennessee General Partnership comprised of Doyle R. Monday and Charles Gregory Smith, Jr., of record in Book 10278, Page 730, Register's Office for Davidson County, Tennessee, and by deed from Doyle R. Monday of record in Book 10280, Page 236, Register's Office for Davidson County, Tennessee; and being the same property a portion of which was conveyed to Virginia D. Abernethy by deed from Doyle R. Monday of record in Book 10280, Page 240, Register's Office for Davidson County, Tennessee.