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IDENTIF. ↑ REFERENCE

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

98 DEC 30 PM 2:43

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11274 PAGE 305

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	71-6 / 81

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the undersigned, VIRGINIA ABERNETHY and husband, C. 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.

GRANTORS:

Virginia Abernethy

C. 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 TENNESSEE

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.

Patricia Brien Ryan
Notary Public

My Commission Expires: 7-28-01

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.

Patricia Brien Ryan
NOTARY PUBLIC

My Commission Expires: 7-28-01

6502 12/30 0101 03CHECK 14.00

EXHIBIT A

DESCRIPTION OF PROPERTY

Lying and being situated in Davidson County, Tennessee, as follows:

Being Lot No. 3 on the Plan of the Resubdivision of the C. E. Riat property as of record in Book 5210, page 269, Register's Office for said County, to which said plan reference is hereby made for a complete legal description, subject to an easement for ingress and egress for the use and benefit of the Owners of Lot No. 2 on said plan over a portion of said Lot No. 3 which said easement is more particularly described as follows: to wit:

Beginning at a concrete monument in the southerly margin of West Trinity Lane at the Northeast corner of said Lot No. 3; thence with the east line of Lot No. 3, South 13 29' 23" West 173 feet ± to a point; thence with a line 10 feet south of the rear lines of Lots No. 2 and the north lines of Lot No. 3 the following calls and distances: South 72 26' 33" West 37 feet ±; North 83 18' 46" West 30 feet ±; North 74 54' 25" West 30 feet ± to a point in the easterly margin of a "curb" as shown on said plan; thence with said margin of said curb, northwardly 10 feet to a point in the dividing line between said Lots Nos. 2 and 3; thence with said dividing line, the following calls and distances; South 74 54' 25" East 30 feet ±; South 83 18' 46" East 28.23 feet; North 72 26' 33" East 39.07 feet to a point at the southeast corner of Lot No 2; thence continuing with the dividing line between said lots, North 10 37' 02" East 160.27 feet to a point in the southerly margin of West Trinity Lane at the common front corners of said Lots 2 and 3; thence with said margin of said Lane, South 79 44' 32" East 30.82 feet to the point of beginning.

Being the same property conveyed to Virginia Abernethy by deed from Charles Gregory Smith of record in Book 8151, Page 273, Register's Office for Davidson County, Tennessee.

Also conveyed to Grantee is a perpetual easement for egress and ingress over the westerly part of Lot No. 2 from the southerly margin of West Trinity Lane to the northerly margin of Lot No. 3 over that portion of Lot No. 2 shown as "ASPHALT PARKING" on said Plan and the right to place a sign at the northeast corner of Lot No. 1 on said Plan. The size of the sign to be determined by applicable zoning restrictions.

a12/trinity-3.qcd