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BOOK 11274 PAGE 999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ NONE.

Irma Vester Jones
Affiant

Subscribed and sworn to before me, this 21st day of December, 1998.

Danielle H. O'Brien
Notary Public

My Commission Expires: ~~My Commission Expires JULY 28, 2001~~

DANIELLE HELENE O'BRIEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:

GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Address New Owner As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
IVJ Family, L.P. 5345 Barbee Road Springfield, TN 37172	Same	173 - 42 173 - 19 173 - 17 173 - 86

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **IRMA VESTER JONES**, surviving spouse of Frank Jones, (the "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring an undivided interest in the Grantor's ownership interest in the subject real property, hereby releases, remises and quitclaims forever unto **IVJ FAMILY, L. P.,** a Tennessee limited partnership, its successors and assigns,

her entire right, title and interest in and to certain land in Davidson County, State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 21 day of December, 1998.

Irma Vester Jones
Irma Vester Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **IRMA VESTER JONES**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of December, 1998.

Danielle O'Brien
Notary Public

My Commission Expires: _____

DANIELLE HELENE O'BRIEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 28, 2001

EXHIBIT A
TRACT ONE

A tract of land in the Seventh Civil District of Davidson County, Tennessee and being described according to a survey dated December 16, 1997 and revised December 2, 1998 and prepared by Kevin L. Birdwell, R.L.S. No. 1797, 4060 Carters Creek Pike Franklin, Tn. 37064 and being more particularly described as follows:

Beginning at an iron pin found on the north right-of-way line of Barnes Road a 50 foot wide right-of-way, said pin being the southwest corner of the William Jones property as recorded in Deed Book 752, Page 671, R.O.D.C., Tennessee and proceeding as follows:

1. With the north right-of-way line of Barnes Road, N83 07'59"W, 301.98 feet; thence

2. Continuing with said right-of-way line, N80 58'28"W, 806.56 feet to an iron pin set at the southeast corner of the George Wair property as recorded in Deed Book 999, Page 267, R.O.D.C., Tennessee; thence

3. Leaving the north right-of-way line of Barnes Road and with the east line of the Wair property, N4 23'59"E, 1416.18 feet to an iron pin set in the south line of the Emory Smith property as recorded in Deed Book 4348, Page 216, R.O.D.C., Tennessee; thence

4. With the south line of the Smith property, S83 51'54"E, 359.99 feet to an iron pin set; thence

5. With the east line of the Smith property, N6 16'24"E, 939.99 feet to an iron pin set; thence

6. With the south line of the Smith property, S83 30'22"E, 745.48 feet to an iron pin set in the westerly right-of-way line of Old Hickory Boulevard; thence
7. Leaving the south line of the smith property and with the westerly right-of-way line of said road, S17 42'59"E, 461.57 feet; thence

8. Continuing with said westerly right-of-way line, southeasterly 495.75 feet along the arc of a curve to the left that has a radius of 1874.03 feet, said curve has a chord bearing and distance of S25 17'41"E, 494.31 feet; thence

9. Continuing with said westerly right-of-way line, S32 49'14"E, 106.16 feet to an iron pin set at the common easterly corner of Tracts One and Four; thence

10. Leaving the westerly right-of-way line of Old Hickory Boulevard and with the common Line of Tracts One and Four, N84 16'00"W, 14.34 feet to an iron pin set; thence

11. Continuing with the common line of Tracts One and Four, S6 25'02"W, 1154.74 feet to an iron pin set in the north line of the aforementioned William Jones property; thence

12. With the north line of the William Jones property, N83 07'59"W, 439.43 feet to an iron pin found; thence

13. With the west line of the Jones property, S7 45'42"W, 319.80 feet to the point of beginning and containing 70.15 acres more or less.

Being part of the same property conveyed to MRS. Frank Jones by Deed of record in Book 702, Page 543, R.O.D.C., Tennessee and to Frank Jones by Deed of record in Book 762, Page 642, R.O.D.C., Tennessee.

EXHIBIT A
TRACT TWO

A tract of land in the Seventh Civil District of Davidson County, Tennessee and being described according to a survey dated December 16, 1997 and revised December 2, 1998 and prepared by Kevin L. Birdwell, R.L.S. No. 1797, 4060 Carters Creek Pike Franklin, Tn. 37064 and being more particularly described as follows:

Beginning at the north end of the northeasterly return curve at the intersection of Old Hickory Boulevard, a 50 foot wide right-of-way and Pettus Road a 50 foot wide right-of-way; thence

1. With the easterly right-of-way line of Old Hickory Boulevard, N32°52'24"W, 22.08 feet; thence

2. Continuing with said easterly right-of-way line, northwesterly 482.50 feet along the arc of a curve to the right that has a radius of 1824.03 feet, said curve has a chord bearing and distance of N25°17'41"W, 481.12 feet; thence

3. Continuing with said easterly right-of-way line, N17°42'59"W, 495.20 feet to an iron pin set at the south east corner of the William H. Helton property as recorded in Deed Book 3536, Page 553, R.O.D.C., Tennessee; thence

4. Leaving the easterly right-of-way line of Old Hickory Boulevard and with the east line of the Helton property, N5°50'42"E, 159.67 feet to an iron pin set in the southerly line of the Daisy C. Gossett property as recorded in Deed Book 1578, Page 423, R.O.D.C., Tennessee; thence

5. Leaving the east line of the Helton property and with the southerly line of the Daisy C. Gossett property the following courses and distances to wit:
S74°51'45"E, 178.51 feet to an iron pin set; thence
S31°59'41"E, 155.43 feet to an iron pin set; thence
S37°06'55"E, 118.05 feet to an iron pin set; thence
S54°05'44"E, 243.40 feet to an iron pin set; thence
S38°56'34"E, 179.37 feet to an iron pin set; thence
S28°56'01"E, 261.22 feet to an iron pin set in the northwesterly right-of-way line of Pettus Road; thence

6. With the northwesterly right-of-way line of Pettus Road, southwesterly 53.16 feet along the arc of a curve to the left that has a radius of 1490.83 feet, said curve has a chord bearing and distance of S58°39'52"W, 53.16 feet; thence

7. Continuing with said northwesterly right-of-way line, S59°10'47"W, 55.69 feet; thence

8. Continuing with said northwesterly right-of-way line, southwesterly 220.27 feet along the arc of a curve to the left that has a radius of 946.15 feet, said curve has a chord bearing and distance of S50°58'24"W, 219.78 feet; thence

9. Continuing with said northwesterly right-of-way line, S44°18'14"W, 153.67 feet; thence

10. Northwesterly 44.86 feet along the arc of curve to the right that has a radius of 25.00 feet the point of beginning, said curve has a chord bearing and distance of N84°17'05"W, 39.08 feet.

Said described tract contains 9.12 acres more or less.

Being part of the same property conveyed to MRS. Frank Jones by Deed of record in Book 702, Page 543, R.O.D.C., Tennessee and to Frank Jones by Deed of record in Book 762, Page 642, R.O.D.C., Tennessee.

EXHIBIT A
TRACT THREE

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A tract of land in the Seventh Civil District of Davidson County, Tennessee and being described according to a survey dated December 16, 1997 and revised December 2, 1998 and prepared by Kevin L. Birdwell, R.L.S. No. 1797, 4060 Carters Creek Pike Franklin, Tn. 37064 and being more particularly described as follows:

Beginning at the east end of the southeasterly return curve at the intersection of Old Hickory Boulevard, a 50 foot wide right-of-way and Pettus Road a 50 foot wide right-of-way; thence

1. With the southeasterly right-of-way line of Pettus Road, N44°18'14"E, 176.43 feet; thence

2. Continuing with said southeasterly right-of-way line, northeasterly 167.13 feet along the arc of a curve to the right that has a radius of 896.15 to a concrete monument found in the west line of the Henry Roller property as recorded in Deed Book 1278, Page 349, R.O.D.C., Tennessee, said curve has a chord bearing and distance of N49°38'48"E, 166.89 feet; thence

3. Leaving the southeasterly right-of-way line of Pettus Road and with the west line of the Roller property and the west line of the John Jones property as recorded in Deed Book 2144, Page 461, R.O.D.C., Tennessee, S6°25'01"W, 670.52 feet to an iron pin set in the northeasterly right-of-way line of Old Hickory Boulevard; thence

4. Leaving the west line of the Jones property and with the northeasterly right-of-way line of said road northwesterly 292.96 feet along the arc of a curve to the left that has a radius of 627.57 feet, said curve has a chord bearing and distance of N19°26'51"W, 290.30 feet; thence

5. Continuing with said northeasterly right-of-way line, N32°46'37"W, 151.32 feet; thence

6. Northeasterly 33.68 feet along the arc of a curve to the right that has a radius of 25.00 feet to the point of beginning, said curve has a chord bearing and distance N5°42'55"E, 31.19 feet.

Said described tract contains 1.64 acres more or less.

Being part of the same property conveyed to MRS. Frank Jones by Deed of record in Book 702, Page 543, R.O.D.C., Tennessee.

0531004
IDENTIF. ↑ REFERENCE

98 DEC 30 PM 3:51

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

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