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98 DEC 31 PM 3:46
REGISTER
DAVIDSON COUNTY, TN.
IDENTIFICATION REFERENCE
053 1736

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Pardue Properties, LP **24 White Bridge Road** **Nashville, TN 37205**	**Pardue Properties, LP** **24 White Bridge Road** **Nashville, TN 37205**	**Map-116-3** **Parcel-20**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Chris C. Pardue (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto Pardue Properties, LP, a Tennessee limited partnership (hereinafter referred to as "Grantee"), its successors and assigns, all of his right, title, and interest in and to the following described property located in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the John H. Williams Land, as of record in Book 161, page 50, Register's Office for said County, parts of Lots Nos. 130 and 131 and part of the 10 foot reserved strip adjacent to and west of said Lot No. 131 on the Plan of Kenner-Manor Land Company Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, said Register's Office, described together as follows:
>
> Beginning on the southeasterly margin of the Harding Road, formerly Richland Turnpike or West End Avenue; at a point south 45 ½ deg. west 100 feet from the southwesterly margin of Woodmont Avenue or Boulevard, the most westerly corner of the property conveyed to Shell Oil Company, Inc., by deed from the Percy Warner Corporation, of record in Book 1133, page 80, said Register's Office; thence with the southeasterly margin of said Harding Road, south 45 ½ deg. west 100 feet to a corner of the property conveyed to Royal Oaks Apartment Company by deed from The Percy Warner Corporation, of record in Book 1217, page 27, said Register's Office; thence with the line of said Apartment Company Property, southeastwardly 200 feet; thence northeastwardly 42 ½ feet to the corner of Lots Nos. 131 and 132, on said Kenner-Manor Land Company's Plan continuing in the same direction and with the line between Lots Nos. 131 and 132 and with the line between Lots Nos. 130 and 132, 157.5 feet, in all 200 feet to the southwesterly margin of Woodmont Avenue or Boulevard; thence with said Boulevard, northwestwardly 100 feet to the most easterly corner of said Oil Company's property; thence with the line of said Oil Company's property, southwestwardly 100 feet and northwestwardly 100 feet to the beginning.

Being the same property conveyed to Chris C. Pardue by Warranty Deed dated April 27, 1989, from SHN Partnership, a Tennessee general partnership composed of George N. Spiva, Vianda Hale Hill, and North American Properties, Inc., a Tennessee corporation, of record in Book 7826, Page 977, Register's Office for Davidson County, Tennessee.

The legal description stated above has been taken from the prior deed conveying the interest in said property to Grantor. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 30th day of December, 1998.

Chris C Pardue
Chris C. Pardue,
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Dolly E. Skipper, a Notary Public of this County, Chris C. Pardue, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 30th day of December, 1998.

Dolly E. Skipper
Notary Public
My Commission Expires: 7-22-2000

THE ACTUAL CONSIDERATION IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(4) OF THE TENNESSEE CODE ANNOTATED.

PARDUE PROPERTIES, LP

By: Chris C Pardue
Chris C. Pardue, General Partner

Sworn and subscribed to before me this 30th day of December, 1998.

Dolly E. Skipper
Notary Public

My Commission Expires: 7/22/2000