50-B

Prepared by:
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, TN 37203

BOOK 11433 PG. 708

# QUITCLAIM DEED

ADDRESS NEW OWNER

D.S. Highlands, Inc.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

SEND TAX BILLS TO:

same

Map: 147-8

Parcel: 35

For and in consideration of the sum of $10.00 cash in hand paid, **Dixon Springs Investment Company**, hereinafter the GRANTOR, does hereby quitclaim and convey unto **D.S. Highlands, Inc.**, as it's sole and separate property, all of it's rights, title and interest in and to a certain tract or parcel of land in Davidson County, Nashville, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee more particularly described on the attached Exhibit "A" which is herein incorporated by this reference.

This is improved property known as 4646 Nolensville Road, Nashville, Tennessee .

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

3008 04/15 0101 03CHECK 22.00

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set it's hand

this 13TH day of April, 1999.

GRANTOR:

Dixon Springs Investment Company

BY: _____

Lewis C. Beasley, Jr., President

3:02 STEP TAX

05747766
IDENTIFICATION REFERENCE
99 APR 15 PM
DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Lewis C. Beasley, Jr., with whom I am personally acquainted and who upon his oath acknowledged to be the President respectively of Dixon Springs Investment Company the within named bargainor, and corporation and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Lewis C. Beasley, Jr. as such President.

Witness my hands and official seal at Nashville, Tennessee, this the 14th day of April, 1999.

Grace B. Constant
Notary Public

My Commission Expires: March 29, 2003

GRACE B. CONSTANT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Janice H. Collins
Affiant

Subscribed and sworn to before me this the 14th day of April, 1999.

Grace B. Constant
Notary Public

My Commission Expires: March 29, 2003

GRACE B. CONSTANT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Tract I

A tract of land in the 1st (formerly the 5th) Civil District of Davidson County, Tennessee being a combination of The Highlands apartment complex and a 50-ft. access right-of-way from The Highlands apartment complex to Nolensville Road and being more fully described as follows:

Beginning at an iron pin which is North 3 degrees. 53' 06" east a distance of 60.7' from a concrete monument in the southwest corner of the hereindescribed tract, said corner being the same southwest corner of a tract of land "Reserved for Future Development" on the recorded plan of Beverly Heights, Section One, in Book 2331, page 26, R.O.D.C. and proceeding as follows:

1. With the westerly boundary of the "Reserved for Future Development" tract, north 3 degrees 53' 06" east a distance of 357.3' to a corner post; thence,

2. Leaving said "Reserved for Future Development" tract, north 85 degrees 00' 24" west a distance of 436.82' to an iron pin; thence,

3. North 4 degrees 40' 37" east a distance of 213.07' to an iron pin; thence,

4. South 87 degrees 11' 40" east a distance of 70.85' to a corner post; thence,

5. North 0 degrees 38' 21" east a distance of 313.13' to an iron pin, the northwest corner of the hereindescribed tract; thence,

6. South 89 degrees 21' 39" east a distance of 415.00' to an iron pin; thence,

7. North 71 degrees 10' 54" east a distance of 129.87' to an iron pin; thence,

8. South 22 degrees 13' 00" east a distance of 100.00' to an iron pin; thence,

9. North 73 degrees 38' 00" east a distance of 170.00' to an iron pin, the northeast corner of the hereindescribed tract and the westerly boundary of Beverly Heights, Section One, as of record in Book 2331, page 26, R.O.D.C., Tennessee; thence,

10. South 3 degrees 02' 15" east a distance of 326.65' to a concrete monument; thence,

11. South 30 degrees 44' 00" west a distance of 132.64' to a concrete monument; thence,

12. South 1 degree 14' 22" east a distance of 507.20' to a concrete monument; thence,

13. South 86 degrees 40' 01" west a distance of 384.76' to a concrete monument in a southwest corner of the hereindescribed tract, said corner being the same southwest corner of a tract of land "Reserved for Future Development" on the recorded plan of Beverly Heights, Section One, Book 2331, page 26, R.O.D.C.; thence,

14. South 59 degrees 20' 31" west a distance of 236.35' to an iron pin; thence,

15. With a 319.13 foot radius curve to the left a distance of 226.88' to an iron pin; thence,

16. South 18 degrees 26' 31" west a distance of 33.15' to an iron pin; thence,

17. With a 25.00 foot radius curve to the left a distance of 30.78' to an iron pin in the northeasterly margin of Nolensville Road, said iron pin being in a northwesterly direction 433.52' more or less, from the centerline of Haywood Lane; thence,

18. With the northeasterly margin of Nolensville Road in a northwesterly direction with a 2679.5 foot radius curve to the left a distance of 70.39' to an iron pin; thence,

19. Leaving the northeasterly margin of Nolensville Road, North 18 degrees 36' 31" east a distance of 34.17' to an iron pin; thence,

20. With a 369.13 foot radius curve to the right a distance of 262.42' to an iron pin; thence,

21. North 59 degrees 20' 31" east a distance of 270.77 to an iron pin in the westerly boundary of Phase One as described in Call 1 which is the point of beginning containing 13.621 acres as per survey by Turner Engineering Company dated April 13, 1971.

With the above described tract there is a 20' easement for egress and ingress to Haywood Lane, that is 20' east of and parallel with the west property line of Lot One, Beverly Heights, Section One, as of record in Book 2331, page 26, R.O.D.C.

Tract II

A tract of land located in the First Civil District of Davidson County, Tennessee and being Lot 2 of a resubdivision of Lot 28, Beverly Heights, Section 4 and recorded in Book 9700, page 131, R.O.D.C. and being more fully described as follows:

Beginning at an iron pin in the northwest corner of Wales Drive, said pin being in the east line of The Highlands Apartments property and proceeding as follows:

1. South 73 degrees 50' 43" west (original call South 73 degrees 38' east) a distance of 136.79' to an iron pin, thence

2. North 18 degrees 55' west a distance of 85.48' to an iron pin, thence,

3. North 63 degrees 55' 20" west a distance of 19.09' to an iron pin, thence,

4. North 71 degrees 05' east a distance of 88.95' to an iron pin, thence,

5. South 49 degrees 00' 40" east a distance of 122.02' to the point of beginning containing 0.248 acres more or less.

Being a portion of the same property conveyed to Dixon Springs Investment Company by deed of record in Book 10124, page 567, said Register's Office.