BRS/JM

#2007162.1 3/31/99
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JCG)
2700 First American Center
Nashville, Tennessee 37238
(From Information Furnished By the Parties)

QUITCLAIM DEED

BOOK 11495 PG. 804

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
S. B. Properties, L.P. 5328 Heatherwood Drive Brentwood, TN 37027	Same	Map 135, Parcel 96

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, DELMER H. PEPPERS by these presents does hereby quitclaim and convey unto S. B. PROPERTIES, L.P., a Tennessee limited partnership, its successors and assigns, all of his right, title and interest in and to the property described on Exhibit A attached hereto.

The source of this description is the prior deed.

Being the same property conveyed to Grantor by deed of record in Book 5140, page 259, Register's Office of Davidson County, Tennessee.

This is improved property known as the Try Building at 1824 Murfreesboro Road, Nashville, Tennessee.

Grantor also assigns to grantee all tenant leases relating to the property, and grantee assumes the obligations of grantor under said leases arising after the date hereof.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 1st day of May, 1999.

DELMER H. PEPPERS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, DELMER H. PEPPERS, 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 1st day of May, 1999.

Notary Public

My Commission Expires: 5-28-2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 1st day of May, 1999.

Notary Public

My Commission Expires:
5-28-2000

EXHIBIT A

Tract 1:
1824 Murfreesboro Road (Try Building)

Beginning at a monument on the northerly margin of Murfreesboro Road, said monument being South 02° 03' 00" West 489.50 feet from a point in the southerly margin of Old Murfreesboro Road; and said monument also being 2050 feet more or less easterly from the intersection of Murfreesboro Road and Old Murfreesboro Road along the northerly margin of Murfreesboro Road; thence North 02° 03' 00" East 276.57 feet; thence South 53° 56' 00" East 420.40 feet; thence South 31° 40' 28" West 224.62 feet to a point on the northerly margin of Murfreesboro Road; thence North 55° 00' 00" West 282.90 feet to the point of beginning, containing 1.81 acres more or less.

Together with an easement recorded at Book 4854, page 864 for a water pipe and gas pipe across and upon the land owned by Marion Thurman, Trustee, located to the north of the within described property.

Less and Except the property which was conveyed to the Tennessee Department of Transportation by deed dated January 22, 1992 and described as follows:

PARCEL 1 - Beginning at the point of intersection of the east boundary of the Robert L. Eatherly, Trustee property and the south boundary of the D. H. Peppers (Tract 31); thence with said south boundary south 49 degrees 51 minutes 21 seconds east 29.90 feet to a point; thence with the proposed east margin of State Route 255 south 10 degrees 02 minutes 41 seconds west 84.54 feet to a point; thence with the proposed southeast margin of said road south 28 degrees 13 minutes 37 seconds west 51.39 feet to a point; thence with said east boundary north 06 degrees 15 minutes 16 seconds east 148.69 feet to the point of beginning.

PARCEL 2 - Beginning at a point in the existing northeast margin of Murfreesboro Road said point being 83.34 feet left of Murfreesboro Road proposed centerline station 132+50; thence with said existing margin northwesterly 175 feet, more or less to a point; thence with said east boundary north 06 degrees 15 minutes 16 seconds east 79 feet, more or less to a point; thence with the proposed northeast margin of Murfreesboro Road (1) south 27 degrees 12 minutes 42 seconds east 71.82 feet, (2) south 43 degrees 09 minutes 45 seconds east to a point; thence with the proposed southeast margin of Murfreesboro Road south 39 degrees 14 minutes 35 seconds west 16.16 feet to the point of beginning.

Parcels 1 & 2 combined contain 0.193 acres and are part of the same property conveyed by Robert E. Earheart to D. H. Peppers as of record in Book 5140, Page 259, Register's Office for Davidson County, Tennessee.

The above described property is hereby conveyed in fee simple, and all right of ingress and egress to, from and across the same and to and from abutting lands is hereby conveyed, and the lien for property taxes against the same is to be removed as provided for in Section 67-5-203 Tennessee Code Annotated.

By this instrument the grantors hereby convey an easement for construction of slopes outside the proposed right of way line. The land on which the slopes are to be constructed remains the property of the grantors. This easement shall terminate upon completion of construction of the project.

Beginning at a point in the existing northeast margin of Murfreesboro Road said point being 83.34 feet left of Murfreesboro Road proposed centerline station 132+50; thence with the proposed southeast margin of Murfreesboro Road described above north 39 degrees 14 minutes 35 seconds east 10 feet, more or less to a point; thence with the meander of the slope southerly 27 feet, more or less to a point; thence with said existing northeast margin northwesterly 27 feet, more or less to the point of beginning and containing 116 square feet.

By this instrument the grantors hereby convey an easement for the construction of a working area outside of the proposed right of way line. The title to the below described land remains vested in the grantor, and is to be used by the State of Tennessee, its contractors or assigns for a period of two (2) years, from and after the commencement of construction.

Being a strip of land parallel to and at all points no greater than 5.00 feet from the slope easement described above containing 175 square feet.

The consideration mentioned herein includes payment for the property taken, also payment for incidental damages to the remainder compensable under eminent domain.

The above referenced property is improved and is located on the northeast side of Murfreesboro Road 220 feet, more or less south of Old Murfreesboro Road.

NEW OWNER: STATE OF TENNESSEE
JAMES K. POLK BUILDING
NASHVILLE, TENNESSEE 37219

SEND TAX BILLS TO: EXEMPT

059815
99 MAY 26 PM 3:44
PELL CITY REGISTER
DAVIDSON COUNTY, TN.
1210 05/26 0101 03CHECK 18.00