41
EMA

QUITCLAIM DEED

BOOK 11509 PG. 973

FROM: FL COMPANIES, INC., Grantor

This instrument was prepared by:
Elizabeth M. Adams, Esq.
Farris, Warfield & Kanaday, PLC
Suite 1900
SunTrust Center
Nashville, Tennessee 37219

TO: RLJM LIMITED PARTNERSHIP, Grantee

Address New Owner (s) as follows:

RLJM Limited Partnership
1450 Elm Hill Pike
Nashville, Tennessee 37210

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

Same

Map-Parcel Numbers

106 – 12.01

99 JUN -3 PM 3:37
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

IDENTIFICATION REFERENCE

059237

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero Dollars ($0.00).

Affiant

Sworn to and subscribed before me, this 3rd day of June, 1999.

Notary Public

My Commission Expires: 5/27/01

4807 06/03 0101 CZCHECK 18.00

FOR AND IN CONSIDERATION OF the sum of Zero and Dollars ($0.00), the receipt and sufficiency of which are hereby acknowledged, FL COMPANIES, INC., formerly known as Francis & Lusky Co., Inc. (the "Grantor") does quitclaim unto RLJM LIMITED PARTNERSHIP, a limited partnership organized under the laws of the State of Tennessee (the "Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

363339.1 6/3/99

The Property is improved property known as 1450 Elm Hill Pike, Nashville, Tennessee 37210.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness our hands to be effective as of June 1, 1999.

FL COMPANIES, INC.,
f/k/a Francis & Lusky Co., Inc.

By: _____

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Allison Greer, a Notary Public of said County and State, personally appeared Richard Francis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of FL COMPANIES, INC., the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at Office, this 3rd day of June, 1999.

_____
Notary Public

My Commission Expires: 5/27/01

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being a part of the southerly part of Lot No. 7 on the Plan of the Lands of Wm. G. M. Campbell, of record in Book 843, page 30, Register's Office for said County, and described according to a copy of a survey thereof made January 27, 1965 by William Collier Parrish Associates, as follows:

BEGINNING at an iron pin in the northeast intersection of Elm Hill Pike and Spence Lane; thence with the margin of Spence Lane, North 2° 26' East 420.26 feet to an iron pin at the southwest corner of the property awarded to The Metropolitan Government of Nashville and Davidson County for the use and benefit of the Board of Education as shown by Proceeding in the County Court under Rule No. 44300; thence with the line of said Board of Education Property, North 85° 19' East 418.99 feet to an iron pin; thence South 2° 26' West 417.93 feet to an iron pin in the north margin of Elm Hill Pike; thence with the margin of the same, South 85° 00' West 419.28 feet to the point of beginning.

BEING THE SAME property conveyed to Francis & Lusky Co., Inc. (being one and the same entity as Francis & Lusky Company, Inc.) by deed from John P. Baltz and wife Annetta Baltz, of record in Book 3572, page 393, Register's Office for Davidson County, Tennessee. By name change of record in Book 6582, page 731, Register's Office for Davidson County, Tennessee, the said Francis & Lusky Company, Inc. changed its name to FL Companies, Inc.

INCLUDED in the above description, but expressly excluded herefrom, is a strip or parcel of land being a part of the southerly part of Lot No. 7 on the plan of the lands of Wm. G. M. Campbell, as of record in Book 843, page 30, Register's Office for said County, and described according to a survey made by the Engineering Division of the Public Works Department of The Metropolitan Government of Nashville and Davidson County known as Project 63-R-2, Spence Lane, as follows:

Beginning at an iron pin in the northeast intersection of Elm Hill Pike and Spence Lane; thence with the present easterly margin of Spence Lane, North 2° 26' East 420.26 feet to an iron pin at the southwest corner of the property awarded to The Metropolitan Government of Nashville and Davidson County for the use and benefit of the Board of Education as shown by proceedings in the County Court under Rule No. 44300; thence with the line of said Board of Education property, North 85° 05' East 13.23 feet to a point on the new relocated easterly margin of Elm Hill Pike; thence South 1° 49' West 63.26 feet along the new relocated easterly margin of Elm Hill Pike, the same being parallel to and 30 feet from the new relocated centerline of Spence Lane, to the beginning of a curve; thence southeasterly 265.51 feet along a curve that has a 1954.51 foot radius on the new relocated easterly margin of Elm Hill Pike to the end of said curve; thence South 5° 58' East 40.83 feet along the new relocated easterly margin of Elm Hill Pike, the same being parallel to and 30 feet from the new relocated centerline of Spence Lane, to the beginning of a curve; thence southeasterly 38.95 feet along a curve that has a 25 foot radius to the end of said curve; thence North 84° 46' East 351.81 feet along the new relocated northerly margin of Elm Hill Pike, the same being parallel to and 40 feet from the centerline of said Pike to a point; thence South 2° 12' West 24.0 feet along Francis & Lusky Company, Inc. east property line to a point on the present northerly margin of Elm Hill Pike; thence with the margin of the same, South 85° West 419.28 feet to the point of beginning.

SAID excluded strip being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed from Francis & Lusky Co., Inc. of record in Book 4174, page 334, said Register's Office.

EXHIBIT B

Encumbrances

Deed of Trust executed by FL Companies, Inc. in favor of Union Planters Bank of Middle Tennessee, N.A., of record in Book 10712, page 705, Register's Office for Davidson County, Tennessee (provided that Grantee does not assume the obligations under said Deed of Trust).