Box 44
Deed

MAP: 95-4
PARCEL NO: 7

This Instrument Prepared by:

HARTZOG, SILVA & DAVIES
Attorneys At Law
123 Fifth Avenue North
Franklin, Tennessee 37064

BOOK 11675 PAGE 230

SEND TAX STATEMENTS TO:	NAME/ADDRESS NEW OWNER:	NAME OF MORTGAGEE:
First Management Service ATTN Sam Boks 333 Union Street Suite 400 Nashville TN, 37201	Southeast U.S. Retail Fund, L.P. 1717 Woodstead Ct. #207 The Woodlands, Texas 77380	

QUITCLAIM DEED

THIS INSTRUMENT MADE AND ENTERED INTO on this the 24 day of September 1999, by and between **BOBBIE JEAN WILHOITE**, a single person, and **JOHN HARBIN**, a married person, Parties of the First Part, and **SOUTHEAST U.S. RETAIL FUND, L.P.**, Party of the Second Part;

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF THE SUM of Five Hundred Fifty Thousand Dollars ($550,000.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties of the First Part convey and quitclaim unto the Party of the Second Part, its heirs, successors and assigns, all their right, title and interest in and to the following described real estate, to-wit:

Land in the 1st Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set in the northerly margin of Lebanon Road at the southwest corner of the herein described tract;

Thence, leaving said margin and along the easterly line of Parcel 6, N 09°-29'-24" W, 161.34 feet to an iron rod (set);

Thence, along the lines of BVT Donelson Shopping Center, Ltd., as recorded in Book 7530, Page 534, R.O.D.C., TN., N 80°-38'-43" E. 80.00 feet to an iron rod (set);

Thence, S 09°'-10'-28" E. 162.82 feet to a P.K. nail (found);

Thence, along the northerly margin of Lebanon Road, S 79°-09'-36" W, 4.36 feet to a P.K. nail (set);

Thence S 85°-02'-31" W. 36.80 feet to a P.K. nail (set);

Thence, S 78°-47'-50" W. 38.08 feet to the point of beginning and containing 0.29 Acres, according to a survey by MEC, Inc. Civil Engineering & Surveying, RLS # 992, dated July 27, 1999.

Being a portion of the same property conveyed to Dan G. Keller and wife, Blanche T. Keller as follows:

9/24/99 0101 03CHECK 14.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

A 1/2 undivided interest in said property was conveyed to Dan G. Keller and wife, Blanche T. Keller by Deed from Allen O. Burkitt of record in Book 2344, page 189, Register's Office for Davidson County, Tennessee. A 1/4 undivided interest was conveyed to Dan G. Keller and wife, Blanche T. Keller from Addie Thompson Nicks of record in Book 3486, page 498, Register's Office for Davidson County, Tennessee. A 1/4 undivided interest was conveyed to Dan G. Keller and wife, Blanche T. Keller from W. H. Nicks, R.D. Nicks, W.E. Nicks, and Mrs. Hubert Wells, which deed is of record in Book 3834, Page 823, Register's Office for Davidson County, Tennessee. Dan G. Keller died on April 23, 1985, leaving his wife, Blanche T. Keller as his sole heir at law and as the surviving tenant by the entirety of the property herein conveyed. Blanche T. Keller subsequently died in 1993 and, pursuant to her Last Will & Testament of record in Will Book 184, page 720, Probate Court of Davidson County, Tennessee and recorded in Book 9006, page 88, Register's Office for Davidson County, Tennessee bequeathed the herein described real property to John W. Harbin and Bobbie Jean Wilhoite.

BARBARA B. HARBIN, wife of **JOHN HARBIN** joins in the execution of this instrument to convey any right, title or interest she may have by virtue of her marriage to **JOHN HARBIN**.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 25 day of August, 1999.

Bobbie Jean Wilhoite
BOBBIE JEAN WILHOITE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OF PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

John W Harbin
JOHN HARBIN

Barbara B. Harbin
BARBARA B. HARBIN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

PERSONALLY appeared before me, LaRhonda H. Maxey, a Notary Public in and for said county and state, the within named **Bobbie Jean Wilhoite**, with whom I am personally acquainted (or upon sufficient evidence provided), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 24th day of September, 1999.

My Commission Expires:
2/28/2001.

LaRhonda H. Maxey
Notary Public

NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF Florida)
COUNTY OF Brevard)

PERSONALLY appeared before me, James W Lynch, a Notary Public in and for said county and state, the within named **John Harbin**, with whom I am personally acquainted (or upon sufficient evidence provided), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Palm Bay, ~~Tennessee~~ FL, this the 25th day of August, 1999.

My Commission Expires:
11-20-99.

James W Lynch
Notary Public

JAMES W. LYNCH
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Nov. 20, 1999
Commission # CC 508933

STATE OF Florida)
COUNTY OF Brevard)

PERSONALLY appeared before me, James W Lynch, a Notary Public in and for said county and state, the within named **Barbara B. Harbin**, with whom I am personally acquainted (or upon sufficient evidence provided), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Palm Bay FL, ~~Tennessee~~, this the 25th day of August, 1999.

My Commission Expires:
11-20-99.

James W Lynch
Notary Public

JAMES W. LYNCH
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Nov. 20, 1999
Commission # CC 508933

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I certify that the actual consideration ~~or value, whichever is greater,~~ for this transfer is the sum of $0.

Ronald B. Harbin
Affiant

SWORN TO and subscribed before me on this the 24th day of September, 1999.

My Commission Expires:
July 12, 2000.

Carol L McArthur
Notary Public

0639384

IDENTIFICATION REFERENCE

99 SEP 24 PM 3:51

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.