box 12

THIS INSTRUMENT PREPARED BY:
Barrett B. Sutton, Jr., Esq.
Waller Lansden Dortch & Davis,
A Professional Limited Liability Company
511 Union Street, Suite 2100
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 04/06/01 14:17 4pgs
Fees:18.00 Taxes:0.00
20010406-0033996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0-.

Subscribed and sworn to before me this 6th day of April, 2001.

Barrett B. Sutton, Jr.
Affiant

Kerry L. Henson
Notary Public

KERRY L. HENSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3-3-04

****

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO.
Goodwill Industries of Middle Tennessee, Inc. 1015 Herman Street Nashville, Tennessee 37208-3143	SAME	Map 92-4, Parcels 373 and 374

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QUITCLAIM OF MINERAL RIGHTS AND ROYALTIES

KNOW ALL MEN BY THESE PRESENTS, that for no consideration, CTC MINERALS, INC., a Delaware corporation, the Grantor, hereby donates and quitclaims unto GOODWILL INDUSTRIES OF MIDDLE TENNESSEE, INC., a private, not for profit corporation organized and existing under the laws of Tennessee, the Grantee, its successors and assigns, all of Grantor's right, title and interest in and to the following described property, including, without limitation, all mineral rights:

See attached Exhibit A, which is incorporated herein by reference

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

This improved property known as 809 11th Avenue North and 1104 Desha Street, Nashville, Tennessee.

IN WITNESS WHEREOF, the Grantor has hereunto set its signatures, this 29th day of March, 2001.

GRANTOR:

CTC MINERALS, INC., a Delaware corporation

By: Roland J. Joyce
Name: Roland J. Joyce
Title: President

STATE OF Louisiana)
~~COUNTY~~ Parish OF Jefferson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Roland J. Joyce, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be President of CTC Minerals, Inc., the within named bargainor, a corporation, and that (~~s~~)he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/~~herself~~ as such President.

Witness my hand and seal, at office in Metairie, Louisiana, this the 2nd day of April, 2001.

Notary Public

My Commission Expires: at death

EXHIBIT A

Description of the Real Property

TRACT NO. I:
A tract of land in the Twentieth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a portion of Lot Nos. 25, 26, 27, 28 and the easterly 10 feet of Lot No. 29 of Stevenson & Gleaves Addition as of record in Book 57, Page 8, Register's Office for Davidson County (R.O.D.C.), Tennessee and being more particularly described according to a survey prepared by Ragan-Smith-Associates, Job Number 97-034, W.O. 6548, dated October 16, 2000, last revised November 6, 2000 and proceeding as follows:

Beginning at an iron rod (old) in the west right-of-way line of 11th Avenue North (a 49.5-foot public right-of-way); said iron rod being situated North 22°50'03" West, 21.60 feet from the intersection of said right-of-way of 11th Avenue North and the north right-of-way of Desha Street (formerly Gleaves Street), a 40-foot right-of-way; thence,

1. Leaving said right-of-way and with a curve to the right having a radius of 251.76 feet, a central angle of 21°22'13", for an arc length of 93.90 feet to an iron rod (old) at a point which is 15 feet in distance on a line perpendicular to the centerline of the Cheatham County Rail Authority railroad spur track; said curve has a chord bearing and distance of South 80°14'04" West, 93.36 feet; thence,

2. Along a line parallel to and 15 feet north of said railroad spur track, North 89°04'49" West, 212.00 feet to an iron rod (old); thence,

3. With a line parallel to 11th Avenue North, North 22°50'03" East, 63.64 feet to an iron rod (new) which is 15 feet south of the centerline of a Cheatham County Rail Authority railroad spur track; thence,

4. With a line parallel to and 15 feet south of said spur track, North 47°11'35" East, 74.78 feet to an iron rod (new) marking the beginning of a curve to the right; thence,

5. With said curve to the right running parallel to and 15 feet south of and concentric to the centerline of said spur track, having a radius of 355.18 feet, a central angle of 16°55'59", for an arc length of 104.97 feet to an iron rod (new); said curve has a chord bearing and distance of North 55°39'35" East, 104.59 feet; thence,

6. With a line parallel to and 15 feet south of the centerline of said spur track, North 64°07'36" East, 112.37 feet to an iron rod (old) on the west right-of-way line of 11th Avenue North; thence,

7. With the west right-of-way line of 11th Avenue North, South 22°50'03" East, 222.51 feet to the Point Of Beginning and containing 45,816 square feet or 1.052 acres, more or less as calculated by the above courses and distances which were determined within the precision requirements of an ALTA/ACSM "Urban" Land Title Survey of 1999.

TRACT NO. II:
A tract of land in the Twentieth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a portion of Lot Nos. 26, 27, 28 and the easterly 10 feet of Lot No. 29 of Stevenson & Gleaves Addition as of record in Book 57, Page 8, Register's Office for Davidson County (R.O.D.C.), Tennessee and being more particularly described according to a survey prepared by Ragan-Smith-Associates, Job Number 97-034, W.O. 6548, dated October 16, 2000, last revised November 6, 2000 and proceeding as follows:

Beginning at an iron rod (old) in the northerly right-of-way line of Desha Street (formerly Gleaves Street), a 40-foot right-of-way; said iron rod being situated South 68°00'18" West, 83.71 feet from the intersection of said right-of-way line of Desha Street and the west right-of-way line of 11th Avenue North, a 49.50-foot public right-of-way; thence,

1. With the northerly right-of-way line of Desha Street, South 68°00'18" West, 201.30 feet to an iron rod (old) in a southeast corner of the Cheatham County Rail Authority property of record in Deed Book 7229, Page 547, R.O.D.C., Tennessee; thence,

2. With an east line of the said Cheatham County Rail Authority property, North 22°50'03" West, 85.63 feet to an iron rod (new) which is 20 feet in distance along the centerline measured perpendicular to the Cheatham County Rail Authority railroad spur track; thence,

3. With a line that is 20 feet parallel to and South of said spur track, South 89°04'49" East, 219.91 feet to the Point Of Beginning and containing 8,618 square feet or 0.198 acres, more or less as calculated by the above courses and distances which were determined within the precision requirements of an ALTA/ACSM "Urban" Land Title Survey of 1999.

Being part of the same property conveyed to Goodwill Industries of Middle Tennessee, Inc. by deeds from Harsco Corporation of record as Instrument Nos. 20001222-0125582 and 20001222-0125583, Register's Office for Davidson County, Tennessee; and being part of the property subject to the Quitclaim of Mineral Rights and Royalties from Illinois Central Railroad Company to CTC Minerals, Inc., of record in Book 7890, page 416, said Register's Office.