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PREPARED BY: ESCROW CORPORATION, 131 Indian Lake Rd., Ste 203, Hendersonville, TN 37075

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
ALDEN B. WARD 1116 Fowler Street Old Hickory, TN 37138	OWNER	53-2 79

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES A. WARD has this day bargained, sold and quitclaimed unto ALDEN B. WARD, his heirs and assigns, all his right, title and interest in certain real estate in DAVIDSON County, Tennessee, described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Davidson County DEEDQC
Recvd: 05/16/01 15:35 3pgs
Fees:14.00 Taxes:0.00
20010516-0050902

WITNESS his hand this 15th day of May, 2001.

James A. Ward

JAMES A. WARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said county and state, James A. Ward, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,

Tennessee, this 15th day of May, 20 01.

Judy F. Ward
NOTARY PUBLIC

My Commission Expires: 11-29-2003.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ NONE.

Judy F. Ward
AFFIANT

Subscribed and sworn to before me this 16th day of May, 20 01.

Steven L. West
NOTARY PUBLIC

My Commission Expires: 1/26/02.

STEVEN L. WEST
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION ATTACHMENT

File Number: 01-2602

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the former railroad spur right-of-way serving Xenon, Inc. and being bounded on the north by Lots 113 & 114, Section One, Rolling Green Subdivision of record in Book 1424, page 75, on the east by Fowler Street; on the south by Lot 309, Section 2, Rolling Green Subdivision of record in Book 1835, page 29, on the west by Seabord System Railroad (formerly Louisville and Nashville Railroad) and being more particularly described according to a survey performed by Morrow & Associates, Inc. and dated March 7, 1986.

Beginning at a concrete monument in the west right-of-way line of Fowler Street, said monument being the northeast corner of Lot 309, Section 2, Rolling Green Subdivision; thence with Lot 309, on a curve to the right, the radius of which is 440.30 feet, the central angle of which is 37 degrees 31 minutes 09 seconds, the chord of which is North 89 degrees 08 minutes 20 seconds West, 283.19 feet, along the curve distance of 288.32 feet to a point, a corner common with Lot 309 in the east right-of-way line of Seaboard System Railroad; thence with the east right-of-way line of Seaboard System Railroad on a curve to the left, the radius of which is 1362.70 feet, the central angle of which is 04 degrees 21 minutes 25 seconds, the chord of which is North 34 degrees 43 minutes 36 seconds West, 103.60 feet, along the curve distance of 103.62 feet to a point, a corner in the west line of Lot 113, Section One, Rolling Green Subdivision and in the east right-of-way line of Seaboard System Railroad; thence with Lot 113 and passing a common corner of Lots 113 & 114 on a curve to the left, the radius of which is 412.00 feet, the central angle of which is 44 degrees 48 minutes 19 seconds, the chord of which is South 81 degrees 56 minutes 39 seconds East, 314.04 feet, along the curve distance of 322.18 feet to a point, a corner common with Lot 114 in the west right-of-way line of Fowler Street; thence with the west right-of-way line of Fowler Street, South 34 degrees 32 minutes 27 seconds East, 55.11 feet to the point of beginning containing 16,247 square feet, (0.37 acres, more or less).

Being the same property conveyed to Alden B. Ward and James A. Ward by deed from Bix Manufacturing Company, Inc., a Tennessee corporation, of record in Book 7992, page 728, Register's Office for Davidson County, Tennessee.