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CW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

John A Hobbs
Affiant

Subscribed and sworn to before me on this 18th day of Sept., 2001.

J. Lynn Sanders
Notary Public

My Commission Expires: My Commission Expires May 28, 2003

Davidson County DEEDQC
Recvd: 09/25/01 16:08 4pgs
Fees:22.00 Taxes:0.00
20010925-0103855

This Instrument Was Prepared By:

J. Frank Rudy, Jr.
Colbert & Winstead
1233 17th Avenue South
Nashville, TN 37212

Address New Owners As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Fiddler's Inn, Inc. 2607 Crump Drive Nashville, Tennessee 37214	Fiddler's Inn, Inc. 2607 Crump Drive Nashville, Tennessee 37214	Map 62 Parcel 241

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Music Valley Acres, Inc., for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Fiddler's Inn, Inc., its successors and assigns, its entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

(See Property Description Attached as Exhibit A)
(Also See Exhibit Map Attached as Exhibit B)

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 20th day of Sept, 2001.

Music Valley Acres, Inc.

Ken Schoen

By: Ken Schoen

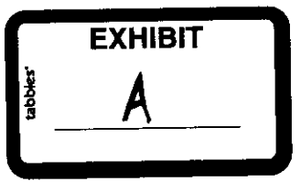
PROPERTY DESCRIPTION

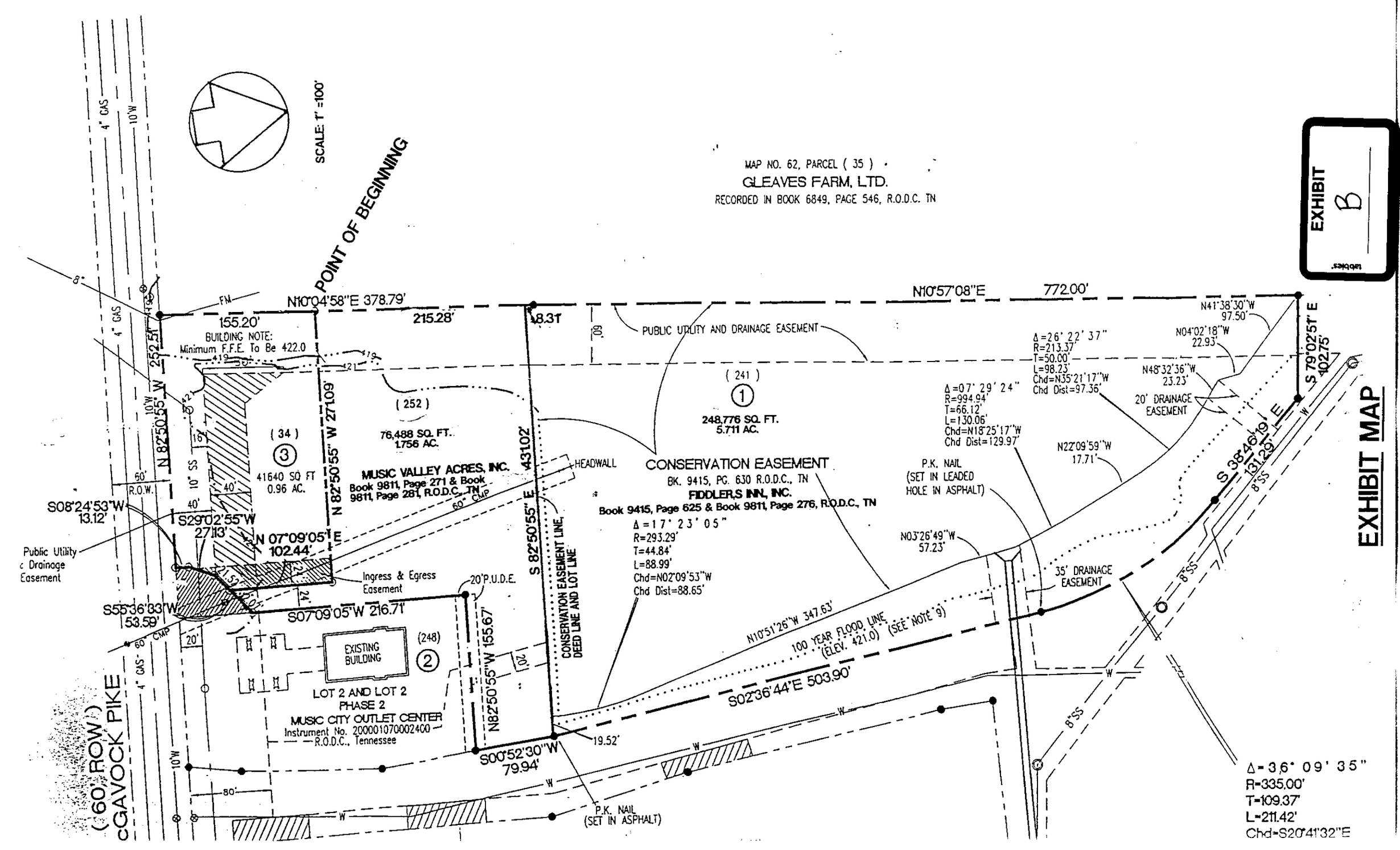
A parcel land in the Fifteenth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Lot 1 on the final plat "Resubdivision of Lot 1, Phase 2, Music City Outlet Center" of record by instrument number 20001010-0100369 in the Register's Office for Davidson County (R.O.D.C.), Tennessee and being more particularly described as follows:

Beginning at an iron rod (new) in the easterly property line of Gleaves Farm, Ltd. of record in Book 6849, Page 546, R.O.D.C., Tennessee, said iron rod being North 10 degrees 04 minutes 58 seconds East, 155.20 feet, as measured along said easterly property line from an iron rod (old) in the northerly right-of-way margin of McGavock Pike at Gleaves' southeast corner to the point of beginning; thence,

1. With Gleaves' easterly property line, North 10 degrees 04 minutes 58 seconds East, 215.28 feet; thence,
2. Leaving said easterly property line and with a deed line of Fiddlers Inn, Inc. of record in Book 9811, Page 301, R.O.D.C., Tennessee to the north and of Music Valley Acres, Inc. of record in Book 9811, Page 292, R.O.D.C., Tennessee to the south, said line severing Lot 1 of said Resubdivision of Lot 1, Phase 2 Music City Outlet Center, South 82 degrees 50 minutes 55 seconds East, 431.02 feet to a P.K. nail in asphalt (old); thence,
3. With the westerly line of a private road serving the Music City Outlet Center, South 00 degrees 52 minutes 30 seconds West, 79.94 feet to an iron rod (old) in the northeast corner of Lot 2 on the plat of "Lot 2 and Lot 2 Phase 2 Music City Outlet Center" of record by instrument number 200001070002400, R.O.D.C., Tennessee; thence,
4. With the northerly property line of Lot 2, North 82 degrees 50 minutes 55 seconds West, 155.67 feet to an iron rod (old); thence,
5. With the westerly property line of Lot 2, South 07 degrees 09 minutes 05 seconds West, 216.71 feet to an iron rod (new); thence,
6. South 55 degrees 36 minutes 33 seconds West, 32.07 feet to an iron rod (new) in the most easterly southeast corner of Lot 3 said Resubdivision of Lot 1, Phase 2 Music City Outlet Center; thence,
7. With the easterly property line of said Lot 3, North 07 degrees 09 minutes 05 seconds East, 102.44 feet to an iron rod (new); thence,
8. With the northerly property line of said Lot 3, North 82 degrees 50 minutes 55 seconds East, 271.09 feet to the Point of Beginning and containing 76,488 square feet or 1.756 acres, more or less, as calculated by the above courses and distances.

Being a portion of the same property conveyed to Music Valley Acres, Inc. by deed from Music Valley Partners, L.P. of record in Book 9811, Page 271 and by deed from Fiddlers Inn, Inc. of record in Book 9811, Page 281, Register's Office for Davidson County, Tennessee.




EXHIBIT B
EXHIBIT MAP
SCALE 1" =100'
MAP NO. 62, PARCEL (35)
GLEAVES FARM, LTD.
RECORDED IN BOOK 6849, PAGE 546, R.O.D.C. TN
POINT OF BEGINNING
N10°04'58"E 378.79'
155.20'
215.28'
8.3T
N10°57'08"E 772.00'
PUBLIC UTILITY AND DRAINAGE EASEMENT
BUILDING NOTE:
Minimum F.F.E. To Be 422.0
252.51'
N 82°50'55" W 271.09'
(252)
76,488 SQ. FT.
1.756 AC.
(34)
3
41640 SQ FT
0.96 AC.
MUSIC VALLEY ACRES, INC.
Book 9811, Page 271 & Book 9811, Page 281, R.O.D.C., TN
(241)
1
248,776 SQ. FT.
5.711 AC.
CONSERVATION EASEMENT
BK. 9415, PG. 630 R.O.D.C., TN
FIDDLER,S INN, INC.
Book 9415, Page 625 & Book 9811, Page 276, R.O.D.C., TN
Δ=17° 23' 05"
R=293.29'
T=44.84'
L=88.99'
Chd=N02°09'53"W
Chd Dist=88.65'
Δ=26° 22' 37"
R=213.37'
T=50.00'
L=98.23'
Chd=N35°21'17"W
Chd Dist=97.36'
Δ=07° 29' 24"
R=994.94'
T=66.12'
L=130.06'
Chd=N18°25'17"W
Chd Dist=129.97'
N41°38'30"W 97.50'
N04°02'18"W 22.93'
N48°32'36"W 23.23'
N22°09'59"W 17.71'
N03°26'49"W 57.23'
S 79°02'51" E 102.75'
S 38°46'19" E 131.29'
20' DRAINAGE EASEMENT
35' DRAINAGE EASEMENT
P.K. NAIL
(SET IN LEADED HOLE IN ASPHALT)
HEADWALL
60" CMP
S08°24'53"W 13.12'
S29°02'55"W 27.13'
N 07°09'05" E 102.44'
Public Utility & Drainage Easement
Ingress & Egress Easement
20'P.U.D.E.
S55°36'33"W 53.59'
S07°09'05"W 216.71'
S 82°50'55" E 43.102'
CONSERVATION EASEMENT LINE, DEED LINE AND LOT LINE
EXISTING BUILDING
(248)
2
LOT 2 AND LOT 2
PHASE 2
MUSIC CITY OUTLET CENTER
Instrument No. 20000107000240
R.O.D.C., Tennessee
N82°50'55"W 155.67'
N10°51'26"W 347.63'
100 YEAR FLOOD LINE
(ELEV. 421.0) (SEE NOTE 9)
S02°36'44"E 503.90'
S00°52'30"W 79.94'
19.52'
P.K. NAIL
(SET IN ASPHALT)
Δ=36° 09' 35"
R=335.00'
T=109.37'
L=211.42'
Chd=S20°41'32"E
60' R.O.W.
CGAVOCK PIKE
4" GAS
10"W
8" SS
W