Box 38 JPS

This instrument prepared by:
Jack F. King, Jr., Esq.
Miller & Martin LLP
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Davidson County DEEDQC
Recvd: 03/18/02 15:59 7pgs
Fees:38.00 Taxes:1957.23
20020318-0033673

QUITCLAIM DEED

Address New Owner(s):
Averitt Properties, Inc.
518 Old Kentucky Road
Cookeville, TN 38502-3145

Send Tax Bills To:
New Owner

Map/Parcel No.
Map: 119-16
Parcel: Part of 17

FOR AND CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, METROPOLITAN GOVERNMENT OF NASHVILLE-DAVIDSON COUNTY, TENNESSEE, (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto AVERITT PROPERTIES, INC., all of his right, title and interest in those tracts or parcels of land located in Davidson County, Tennessee as further described on Exhibit A attached hereto and made a part hereof and as more particularly shown on Exhibit B attached hereto.

This is unimproved property located at Briley Parkway and Interstate Highway 24, Nashville, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of MARCH, 2002.

METROPOLITAN GOVERNMENT OF
NASHVILLE-DAVIDSON COUNTY,
TENNESSEE

By: Ken Maynard
Director
Title: Public Property Administration

APPROVED BY:

RS-2000-240
099-1764

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ken Maynard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Director of Public Property Admin., of Metropolitan Government of Nashville-Davidson County, Tennessee, the within named bargainor, and that he as such Director, executed the foregoing instrument for the purposes therein contained, by signing the name of Metropolitan Government of Nashville-Davidson County, Tennessee by himself as Director.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of March, 2002.

Notary Public

My Commission Expires: 1-25-03

STATE OF TENNESSEE)

COUNTY OF DAVISON)

The actual consideration or value for this transfer of property, whichever is greater, is $528,980.00.

Affiant

Sworn to and subscribed before me this 15th day of March, 2002.

Notary Public

My Commission Expires: 3-23-02

::ODMA\PCDOCS\TSD\278393\1

TRACT A

Being Tract A in the Eastern middle portion of Davidson County, found on Tax Map 119-16, as Parcel 17 in the 27th Councilmanic District, Owned by Metropolitan Davidson County as of recorded in Deed Book 1194, Page 125 in the Register's Office of Davidson County Tennessee (R.O.D.C. Tn.). Bounded on the North, South and East by said Metropolitan Davidson County; the bounded on the West by Averitt Properties Inc. recorded in Deed Book 8264, Page 669. Tract A being described as follows:

POINT OF COMMENCEMENT being a point found lying on the Southerly margin of Briley Parkway (R.O.W Varies), said common point being the Northwestern corner of Lot 110 of Battlewood – Section 2 as recorded in Plat Book 1835, Page 96 and the Northeastern corner of said Metropolitan Davidson County and is a TDOT R.O.W. tie in point for TDOT Project #1353535601 same point being at station 57+45.51 with an offset of 108.80' RT. Thence running along said R.O.W. of Briley Parkway with the following two calls: South 67°24'42" West 50.07 feet; Thence Northwest 84°19'25" West 231.41 feet to a Point; Thence leaving said R.O.W. South 20°40'38" East 287.95 feet to a iron Rod set being TRUE POINT OF BEGINNING; same point being the Northwestern corner of Subject Tract; Thence with the following nine calls running with a pre-split wall within the limits of said property Metropolitan Davidson County; South 43°02'22" East 77.52 to a Point; Thence South 21°37'04" East 198.83 feet to a point; Thence South 80°01'20" East 116.61 feet to a point; Thence South 12°31'29" East 108.37 feet to a point; Thence South 04°38'58" West 360.49 feet to a Point feet; Thence South 32° 57'09" West 98.37 feet to a Point; Thence South 67°24'56" West 188.72 feet to a Point; Thence South 79°44'06" West 120.53 feet to a Point; Thence North 44°34'13" West 133.56 feet to a Point being a found Rail Road Spike and the Southeastern corner of said Averitt Propetles Inc. and Thence running along the Easterly margin of said Averitt Properties with the following three calls: North 51°21'05" East 395.61 feet to a Point; Thence North 04°59'23" East 232.42 feet to a Point; Thence North 20°40'38" West 352.23 feet to the Point of Beginning.

Containing 141,756 square feet or 3.25 acres more or less.

EXHIBIT A

TRACT B

Being Tract B in the Eastern middle portion of Davidson County, found on Tax Map 119-16, as Parcel 17 in the 27th Councilmanic District, Owned by Metropolitan Davidson County as of recorded in Deed Book 1194, Page 125 in the Register's Office of Davidson County Tennessee (R.O.D.C. Tn.). Bounded on the North by the southerly margin of Briley Parkway (R.O.W. Varies); the bounded on the West by Averitt Properties Inc. recorded in Deed Book 8254, Page 669. Bounded on the South and East by said Metropolitan Davidson County (R.O.D.C. Tn.). Tract B being described as follows:

POINT OF COMMENCEMENT being a point found lying on the Southerly margin of said Briley Parkway, said common point being the Northwestern corner of Lot 110 of Battlewood - Section 2 as recorded in Plat Book 1835, Page 96 and the Northeastern corner of said Metropolitan Davidson County and is a TDOT R.O.W. tie in point for TDOT Project #1353535601 same point being at station 57+45.51 with an offset of 108.80' RT. Thence running along said R.O.W. Briley Parkway with the following two calls: South 67°24'42" West 50.07 feet; Thence North 84°19'25" West 171.41 feet to the TRUE POINT OF BEGINNING; same point being the Northeastern corner of Subject Tract; Thence running with a pre-split wall within the limits of said property Metropolitan Davidson County; South 50°27'47" West 56.81 feet to a Point, said Point lying on the Easterly margin of said Averitt Properties Inc.; Thence running along the Easterly margin of said Averitt Properties North 20°40'38" West 45.00 feet to a point on the Southerly R.O.W. of Briley Parkway; Thence running along said Briley Parkway R.O.W South 84°19'25" East 60.00' to the Point of Beginning.

Containing 1,209 square feet or 0.03 acres more or less.

EXHIBIT A

TRACT C

Being Tract C in the Eastern middle portion of Davidson County, found on Tax Map 119-16, as Parcel 17 in the 27th Councilmanic District, Owned by Metropolitan Davidson County as of recorded in Deed Book 1194, Page 125 In the Register's Office of Davidson County Tennessee (R.O.D.C. Tn.). Bounded on the North by the southerly margin of Briley Parkway (R.O.W. Varies); the bounded on the West by Averitt Properties Inc. recorded in Deed Book 8254, Page 669. Bounded on the South and East by said Metropolitan Davidson County (R.O.D.C. Tn.). Tract C being described as follows:

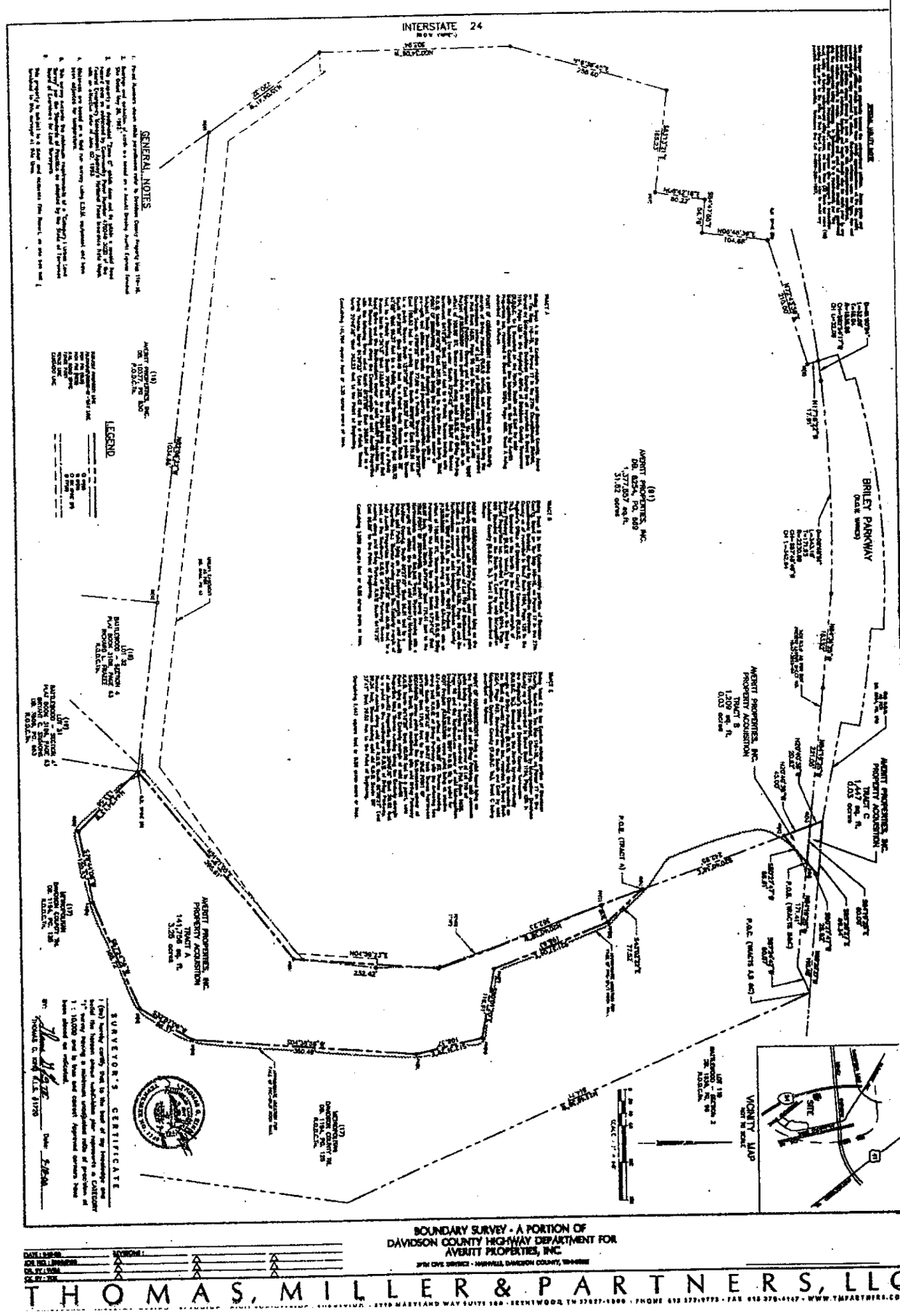
POINT OF COMMENCEMENT being a point found lying on the Southerly margin of said Briley Parkway, said common point being the Northwestern corner of Lot 110 of Battlewood - Section 2 as recorded in Plat Book 1835, Page 96 and the Northeastern corner of said Metropolitan Davidson County and is a TDOT R.O.W. tie in point for TDOT Project #1353535601 same point being at station 57+45.51 with an offset of 108.80' RT. Thence running along said R.O.W. of Briley Parkway with the following two calls: South 67°24'42" West 50.07 feet; Thence Northwest 84°19'25" West 171.41 feet to the TRUE POINT OF BEGINNING; same point being the Southeastern corner of Subject Tract; Thence continuing with said Briley Parkway R.O.W. North 84°19'25" West 60.00 feet to a point, said Point lying on the Easterly margin of said Averitt Properties Inc.; Thence running along the Easterly margin of said Averitt Properties North 20°40'38" West 20.82 feet to a point on the southerly old R.O.W. of Briley Parkway. Thence running along said old R.O.W. South 85°20'27" East 89.34 feet; Thence leaving said old R.O.W. South 50° 27'47" West 28.52 feet to the Point of Beginning.

Containing 1,447 square feet or 0.03 acres more or less.

Being part of the same property conveyed to Metropolitan Government of Nashville-Davidson County, Tennessee, by deeds from Crowders, Inc., in Book 3406, page 220, Register's Office for Davidson County; from Anne De B. Ballentine, Mary L. Tarry and Alice De H. Hart, Heirs of Henry L. Ballentine, deceased, and The Washington Loan and Trust Company of Washington, D.C., a District of Columbia Corporation, acting as Trustee under the Will of Henry L. Ballentine of record in Book 1246, page 241, said Register's Office; from Andrew M. Ballentine and Sallie L. Ballentine, of record in Book 1194, page 125, said Register's Office; and by Decree of the 2nd Circuit Court of Davidson County, Tennessee, in the cause of Davidson County v. John F. Caldwell, et al of record in Minute Book 58, page 373, Circuit Court Clerk for Davidson County, Tennessee.

EXHIBIT A

EXHIBIT B



BOUNDARY SURVEY - A PORTION OF
DAVIDSON COUNTY HIGHWAY DEPARTMENT FOR
AVERITT PROPERTIES, INC.

THOMAS, MILLER & PARTNERS, LLC