File No.: 20020069

This instrument was prepared by **R. Mitchell Ross** of Rudolph, Ross, Fendley & Hogan, 107 North Third Street, Post Office Box 925, Clarksville, Tennessee 37041-0925.

MAIL TAX STATEMENTS TO:

Jeffrey D. Burkhart, et al
655 Potomac Drive
Clarksville, TN 37043

OWNER AND ADDRESS:

Jeffrey D. Burkhart, et al
655 Potomac Drive
Clarksville, TN 37043

Davidson County DEEDWARR
Recvd: 03/25/02 15:12 2pgs
Fees:12.00 Taxes:0.00

20020325-0036118

BURKHART & ZIOLKOWSKI, LLC

TO: QUIT-CLAIM DEED

JEFFREY D. BURKHART, ET AL

BURKHART & ZIOLKOWSKI, LLC, as **Grantor** and in this deed called the **"Grantor"**, this day transfers by quit-claim unto **JEFFREY D. BURKHART, DENNIS B. ZIOLKOWSKI AND EDWARD R. BELL**, **Grantee** and in this deed called the **"Grantee"**, in fee simple absolute, **Grantee's** heirs and assigns forever, all of **Grantor's** right, title and interest in and to the following described real estate situated in the 12th Civil District of Davidson County, Tennessee, to-wit:

BEING LOT NO. 1 ON THE PLAN OF HARVEY PROPERTY @ OLD HICKORY BOULEVARD AND I-40 INTERCHANGE, as shown by plan of record in Instrument No. 20000907-0088387, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument found at the intersection of the westerly right of way of Old Hickory Boulevard and the southeasterly corner of Tennessee Department of Transportation property as shown on project number IR-40-5(106)221, thence leaving Tennessee Department of Transportation property and with said right of way of Old Hickory Boulevard, south 30 degrees 07 minutes 07 seconds east, 197.44' to an iron pin set (IPS) at the intersection of the westerly right of way of Old Hickory Boulevard and the northerly right of way of Mill Road; thence leaving Old Hickory Boulevard and with the right of way of Mill Road the following calls: north 89 degrees 38 minutes 40 seconds west, 85.05' to an IPS; south 29 degrees 46 minutes 00 seconds east, 41.82' to an IPS; with a curve to the right, said curve having a radius of 100.00', a delta of 89 degrees 39 minutes 23 seconds, a length of 156.48', and a chord bearing and distance of north 74 degrees 56 minutes 19 seconds west, 141.00' to an IPS; north 30 degrees 07 minutes 07 seconds west, 200.00' to an IPS in the southerly line of said Tennessee Department of Transportation property, thence leavings Mill Road and with the Tennessee Department of Transportation property, south 89 degrees 07 minutes 32 seconds east, 201.75' to the point of beginning. Containing 0.90 acres or 39,266, square feet, more or less, as surveyed by Arrowhead Survey on June 29, 1998.

Subject to any and all matters as shown on the aforementioned plat of record and subject to Memorandum of Lease to White Castle System, Inc. of record in Instrument #20010209-0012959, Register's Office for Davidson County, Tennessee, Subject to storm water detention agreement with Metropolitan Government of Davidson County of record in Instrument #20010326-0028775, Register's Office for Davidson County, Tennessee, Easement by and between Joe Edward Haralson and wife, Naomi Haralson, (Grantors), and Humble Oil & Refining Company, a Delaware Corporation, (Grantee), dated March 25, 1966, of record in Book 4005, Page 596, Register's Office for Davidson County, Tennessee, Extension of Easement by and between Robert A. McDowell and Theodore H. Lightfoot, (Grantors), and Humble Oil & Refining Company, a Delaware Corporation, (Grantee), dated March 24, 1971, of record in Book 4499, Page 618, Register's Office for Davidson County, Tennessee, Easement to the State of Tennessee for construction of slopes outside of the proposed right-of-way line of record in Book 7642, Page 703, Register's Office for Davidson County, Tennessee, Subject to plat of record in Instrument #20000907-0088387 of record in Register's Office for Davidson County, Tennessee.

This being the same real estate conveyed to the **Grantor** by deed from Aubrey Todd Harvey of record in Instrument No. 20002290019676, RODCT. The map, group and parcel number assigned to the above described real estate by the Assessor of Property for Davidson County, Tennessee is 97-98.

IN WITNESS WHEREOF, **Grantor** has hereunto affixed **Grantor's** signature on this the 15th day of March, 2002.

GRANTOR:

BURKHART & ZIOLKOWSKI, LLC

By: _____
Jeffrey D. Burkhart
Chief Manager

By: _____
Dennis B. Ziolkowski
Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **JEFFREY D. BURKHART AND DENNIS B. ZIOLKOWSKI**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purposes therein contained, and who upon oath further acknowledged such person to be **CHIEF MANAGER AND SECRETARY/TREASURER,** respectively of **BURKHART & ZIOLKOWSKI, LLC** the within named bargainor, a limited liability company, and that such officer, as such Chief Manager and Secretary/Treasurer, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as **BURKHART & ZIOLKOWSKI, LLC.**

Witness my hand and seal, at office, this 15 day of March 2002

_____ 12-16-2003
NOTARY PUBLIC **COMMISSION EXPIRES**

F:greene\bzb\qcdeed

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

As required by Tennesee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned, after first being duly sworn, makes oakth that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0 .

SWORN AND SUBSCRIBED TO before me on this 15 day of March, 2002.

_____
AFFIANT

_____ 12/16/03
NOTARY PUBLIC COMMISSION EXPIRES