This Instrument Prepared By: **PICK-UP**

Davidson County DEEDQC
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Fees:27.00 Taxes:0.00
20020419-0048819

Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

NEW OWNER(S) ADDRESS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
James T. Redd, et al.	Same	TR. A - Map: 132-07, Parcel: 60
414 McNally Drive		TR. B - Map: 132-07, Parcel: Pt 71
Nashville, TN 37211		TR. C - Map: 132-07, Parcel: Pt 71
		TR. D - Map: 132-07, Parcel: 71

QUITCLAIM DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

AIR CONDITIONING SERVICE, INC.,

does herewith transfer, quitclaim and convey unto

JAMES T. REDD, JAMES R. VILLERS AND JAMES T. REDD, JR.,
AS TENANTS IN COMMON WITH EACH OWNING
A 1/3 UNDIVIDED INTEREST

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

TRACT A

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of South Meade, of record in Book 1835, Pages 118 and 119, Register's Office for Davidson County, Tennessee.

Said Lot 65 fronts 233.7 feet on the easterly side of Kenilwood Drive and runs back between lines, measuring 297.9 feet on the south line and 327.16 feet on the northerly line, to a line in the rear, measuring 102.7 feet thereon.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED THEREFROM is that property conveyed to the State of Tennessee for the benefit of the Department of Highways Public Works of record in Warranty Deed of record in Book 3766, page 577, dated April 10, 1964, consisting of the following property:

Beginning at a point in the northwest corner of said Lot 65 and running with Dr. William G. Kennon, Jr.'s south boundary line South 84 degrees 25 minutes East 37 feet to a point; thence South 3 degrees 20 minutes West 95 feet to a point in the easterly margin of Kenilwood Drive; thence with said margin North 17 degrees 14 minutes West 105 feet to the point of beginning, containing 0.04 acres, more or less.

ALSO INCLUDED IN LOT 65 AS ABOVE DESCRIBED, BUT EXCLUDED THEREFROM is that property conveyed to the State of Tennessee, consisting of the following property:

Beginning at a point on the common property line between Animal Attractions and the grantors herein, said point being on the east existing right of way line of Kenilwood Drive and located 158.24 feet right of Interstate Route 65 survey centerline station 233+70.90; thence with said existing right of way line North 17 degrees 35 minutes 15 seconds West a distance of 135.00 feet, to a point located 135.04 feet right of Interstate Route 65 survey centerline station 235+01.88; thence continuing with said existing right

of way line North 04 degrees 28 minutes 32 seconds East a distance of 93.82 feet to a point located 155.87 feet right of Interstate Route 65 survey centerline station 235+91.98, said point being on the east existing right of way line of Interstate Route 65; thence with said existing right of way line South 84 degrees 11 minutes 20 seconds East a distance of 23.61 feet to a point located 178.74 feet right of Interstate Route 65 survey centerline station 235+86.21, said point being on the east proposed right of way line of Kenilwood Drive; thence with said proposed right of way line South 08 degrees 07 minutes 33 seconds West a distance of 346.19 feet to a point, said point being on the common property line between Animal Attractions and the grantors herein; thence with said common property line South 72 degrees 24 minutes 45 seconds West a distance of 23 feet, more or less, to the Point of Beginning and containing 0.158 acre, more or less, and being a portion of the same property conveyed unto the grantors as of record in Deed Book 9943, Page 593, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Air Conditioning Service, Inc. by deed from Young Equities, Inc. of record in Book 9943, page 593, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 2044, page 31; Book 2046, page 541; Easement in Book 7536, page 39; Charter in Book 6573, page 47; Agreement in Book 7254, page 187 and all matters shown on the Plan of Record.

Subject to an existing unrecorded lease dated March 11, 1995 by and between Freeman & Associates, Inc. as Agent for Young Equities, Inc. and Franklin Lee Wood, II.

TRACT B

Beginning at a point in the east margin of I-65 south right of way monument; said point being 129.606 feet left of I-65 centerline station 244+49.096, also known as North 643376.132 and East 1743153.439 of the Tennessee State Plane Coordinate System, NAD 1983 (1990); thence North 76 degrees 13 minutes 34 seconds East 55.00 feet to the true point of beginning; thence with the same line North 76 degrees 13 minutes 34 seconds East 142.638 feet to an iron pin; thence South 18 degrees 19 minutes 39 seconds East 977.381 feet to an iron pin; thence North 83 degrees 54 minutes 22 seconds West 278.190 feet to an iron pin; thence North 07 degrees 32 minutes 13 seconds West 111.941 feet; thence with a curve to the left having a chord bearing North 11 degrees 35 minutes 42 seconds West a chord distance of 769.030 feet and a radius of 9,724.970 feet to the point of beginning and containing 4.1227 acres.

This conveyance is subject to the following condition: No signs, billboards, outdoor advertising structures or advertising of any kind as provided for in 23 U.S.C., Section 131 shall be hereafter erected, displayed, placed or maintained upon or within the land released, except that signs may be erected and maintained to advertise the sale, hire or lease of the property, or the principal activities conducted on the land upon which the signs are located.

Being the same property conveyed to Air Conditioning Service, Inc. by deed from the State of Tennessee of record in Book 10322, page 596, Register's Office for Davidson County, Tennessee.

TRACT C

All easement and property rights of every kind and nature, including right of way for railroad purposes, as to the property described according to Ragan-Smith Associates, Civil Engineers, Job No. 96-043, dated March 25, 1997, Revised October 14, 1998, as follows:

A portion of the charter right-of-way of CSXT Railroad, formerly Nashville and Decatur Railroad Company operated by Louisville and Nashville Railroad Company shown as part of original John Thompson Property on Tract Map 32-A dated June 30, 1917 to be conveyed to James T. Redd, James R. Villers and James T. Redd, Jr., as tenants in common with each owning a 1/3 undivided interest, being more particularly described as follows:

To reach the point of beginning, start at a point in the center of Main Track where the north line of Lot No. 65 Southmeade Subdivision and the south line of Air Conditioning Service, Inc., are extended; said point being 1,283.5 feet south from Mile Post 191 as measured along the center of Main Track; then, with the common line of Lot 65 and Air Conditioning Service, Inc., North 83 degrees 54 minutes 22 seconds West, 69.18 feet to the point of beginning, thence;

1. Continuing with said common line North 83 degrees 54 minutes 22 seconds West, 40.64 feet to a point on the present charter right of way; thence,

2. With the present charter right-of-way, parallel to and 100 feet westerly from the centerline of Main Track (Easterly Track), North 18 degrees 19 minutes 39 seconds West, 953.04 feet to a point in the north line of Air Conditioning Service, Inc.; thence,

3. With the north line of air Conditioning Service, Inc., North 76 degrees, 13 minutes, 54 seconds East, 37.12 feet to a point on the proposed right-of-way; thence,

4. With the proposed right-of-way, parallel to and 50 feet west of the center of Westerly Track, South 18 degrees 19 minutes 39 seconds East, 966.89 feet to the point of beginning and containing 35,520 square feet or 0.815 acres.

Being railroad easement located on said property as conveyed to Air Conditioning Service, Inc., by deed from The State of Tennessee, of record in Book 10322, page 596, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Air Conditioning Service, Inc. by Conveyance of Easement from CSX Transportation, Inc. of record in Book 11189, page 764, Register's Office for Davidson County, Tennessee.

TRACT D

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the west and on the north by the easterly margin of Interstate 65, bounded on the east by the railroad property and the Air Conditioning Service, Inc. property (Deed Book 10322, page 596, Register's Office for Davidson County, Tennessee), bounded on the south by the northerly terminus of Kenilwood Drive, and being more particularly described as follows:

Beginning at a point near the northeasterly terminus of Kenilwood Drive, said point having Tennessee State Grid Plane Coordinate: North 642525.74, East 1743373.40 (NAD83-1990);

Thence with the northerly terminus of Kenilwood Drive, North 83 degrees 54 minutes 22 seconds West, 75.14 feet to a point in the easterly margin of Interstate 65;

Thence with said margin, North 06 degrees 41 minutes 01 seconds East, 85.00 feet to the beginning of a curve to the left;

Thence with said curve, having a central angle of 04 degrees 35 minutes 08 seconds, a radius of 9669.97 feet, a length of 773.91 feet, and a chord bearing and distance of North 11 degrees 34 minutes 01 seconds West, 773.70 feet;

Thence, North 03 degrees 57 minutes 57 seconds East, 269.83 feet;

Thence, North 23 degrees 02 minutes 28 seconds West, 253.34 feet;

Thence, North 05 degrees 07 minutes 43 seconds West, 277.11 feet;

Thence, North 85 degrees 05 minutes 00 seconds East 42.22 feet to the beginning of a curve to the right;

Thence, leaving the easterly margin of Interstate 65 and with said curve, having a central angle of 03 degrees 08 minutes 50 seconds, a radius of 5848.00 feet, and a length of 321.22 feet, and a chord bearing and distance of South 19 degrees 54 minutes 04 seconds East, 321.18 feet;

Thence, South 18 degrees 19 minutes 39 seconds East, 455.14 feet;

Thence, leaving said railroad and with a common line with the Air Conditioning Service, Inc. property (Deed Book 10322, page 596, Register's Office for Davidson County, Tennessee) South 76 degrees 13 minutes 34 seconds West, 142.64 feet to the beginning of a curve to the right;

Thence, with said curve, having a central angle of 04 degrees 31 minutes 55 seconds, a radius of 9724.97 feet, a length of 769.23 feet, and a chord bearing and distance of South 11 degrees 35 minutes 42 seconds east, 769.03 feet;

Thence, South 07 degrees 32 minutes 13 seconds East, 111.94 feet to the point of Beginning, and containing 2.995 acres.

The above described property is encumbered by the following:

1. A 30 foot wide Nashville Electric Service Access Easement parallel and adjacent to the entire westerly boundary

2. A 50 foot wide reservation for future right-of-way parallel and adjacent to the entire westerly boundary

The above legal description is from a survey dated October 29, 1999, and revised December 22, 1999, by Erly J. Thornton, Jr., RLS #1123, Thornton and Assoc., 1615 Haynes Meade Circle, Nashville, Tennessee.

Being the same property conveyed to Air Conditioning Service, Inc. by deed from the State of Tennessee of record in Instrument No. 200006190060709, Register's Office for Davidson County, Tennessee.

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

WITNESS my hand this 1st day of July, 2001.

AIR CONDITIONING SERVICE, INC.

BY: _____

JAMES R. VILLERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JAMES R. VILLERS with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and, who, upon oath, acknowledged himself to be the Vice-President of **AIR CONDITIONING SERVICE, INC.,** the within named bargainor, a corporation, and that he executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said JAMES R. VILLERS as Vice-President.

Witness my hand at office in Nashville, Tennessee, this 1st day of July, 2001.

_____
NOTARY PUBLIC

My commission expires May 30, 2004.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $0.00.

James R. Villers

SWORN to and subscribed before me this 1st day of July, 2001.

NOTARY PUBLIC

My commission expires May 30, 2004.

GAIL PIGG NOTARY PUBLIC AT LARGE