4

Davidson County DEEDQC
Recvd: 10/11/02 10:23 3pgs
Fees:17.00 Taxes:0.00

20021011-0124951

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DWS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Welton Investments, LLC c/o Mr. John B. Jewell, III 2410 Charlotte Avenue Nashville, Tennessee 37209	Same	106/3 and 153

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WELTON-MCKNIGHT LAND ENTERPRISES, a Tennessee general partnership composed of French R. McKnight, Jr. and Welton Investments, LLC (successor-in-interest to Welton Investments, a Tennessee general partnership) (the "Grantor") hereby quitclaims and conveys to WELTON INVESTMENTS, LLC, a Tennessee limited liability company, and its successors and assigns (the "Grantee"), all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, more particularly described in Exhibit A attached hereto.

The source of this description is from the prior deed dated August 22, 1983 and of record in Book 6125, page 1, Register's Office for Davidson County, Tennessee.

This property is known as 520 Fesslers Lane, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 8 day of ~~September~~ October 2002.

WELTON-MCKNIGHT LAND ENTERPRISES

By: _____
French R. McKnight, Jr.
Its Partner

By: Welton Investments, LLC
Its Partner

By: _____
Title: ~~Gen. Ptr.~~ Chief Manager

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $ -0- .

Affiant

Sworn to and subscribed before me this 8 day of October, 2002.

Bridget B. Ross
Notary Public

My Commission Expires: 9-24-2005

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, French R. McKnight, Jr., with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is one of two partners of Welton-McKnight Land Enterprises, a Tennessee general partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 8 day of October, 2002.

Bridget B. Ross
Notary Public

My Commission Expires: 9-24-2005

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, John B. Jewell, III, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Welton Investments, LLC, a Tennessee limited liability company and successor-in-interest to Welton Investments, and one of two partners of Welton-McKnight Land Enterprises, a Tennessee general partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 8 day of October, 2002.

Bridget B. Ross
Notary Public

My Commission Expires: 9-24-2005

Exhibit A

[Property Description]

Being all of Lot No. 1 and the easterly part of Lot No. 3 as shown on the Plan of Fesslers Commercial Park, Section Two, of record in Book 5200, Page 586, Register's Office for Davidson County.

For a more particular description of said Lot No. 1, reference is here made to said recorded Plan.

Said easterly part of Lot No. 3 is more particularly described according to a boundary survey prepared by A & A Engineers, Inc. dated May 13, 1983 as follows:

Beginning at a point in the northerly margin of Elm Hill Pike, being the southeasterly corner of the same property conveyed to grantee herein by deed from United American Bank in Knoxville, TN of record in Book 5864, Page 928, said Register's Office; thence along the easterly margin of said property north 0 degrees 09 minutes 44 seconds east 300.0 feet to a point, the northeasterly corner of said property conveyed to grantee herein; thence south 86 degrees 40 minutes 07 seconds east 9.43 feet to a point in the westerly line of Lot No. 2 as shown on said recorded Plan; thence along the common line between said Lots Nos. 2 and 3 south 1 degree 23 minutes west 299.78 feet to a point in said northerly margin of Elm Hill Pike; thence along said margin westerly 3.0 feet to the point of beginning.

Said easterly part of Lot No. 3 as described above and the property described in said deed of record in Book 5864, Page 928 of said Register's Office together comprise all of Lot No. 3 as shown on said Plan of Fesslers Commercial Park, Section Two, of record in Book 5200, Page 586, said Register's Office.

This conveyance is subject to the minimum building set back line, public utility and drainage easements, and owner's certificate as shown on said recorded Plan.

Being the same property conveyed to Welton-McKnight Land Enterprises from First Tennessee Bank by Warranty Deed dated August 22, 1983 and of record in Book 6125, page 1, Register's Office for Davidson County, Tennessee.