Davidson County DEEDQC
Recvd: 11/19/02 12:53 4pgs
Fees:23.00 Taxes:513.56
20021119-0143362

File Box 12

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
HMSC, LLC, 8384 River Road Nashville, TN 37209	(same)	See referenced Exhibit A.

This instrument prepared by: WALLER LANSDEN DORTCH & DAVIS, A Professional Limited Liability Company 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $138,800.00.

Keith Davis, VP
Affiant

Subscribed and sworn to before me, this the 1st day of November, 2002.

Bryan Howard
NOTARY PUBLIC

My Commission Expires: 9/25/05

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration AmSouth Bank, as Trustee of the Marital Trust created under the Last Will and Testament of ~~the~~ T. Herschel Hudgins ("Grantor"), by these presents, does hereby quitclaim and convey unto unto HMSC, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns an undivided eighty percent (80%) interest in and to the following described land in Davidson County, Tennessee:

See Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1 day of November, 2002.

AMSOUTH BANK, AS TRUSTEE OF THE MARITAL TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF ~~THE~~ T. HERSCHEL HUDGINS

By: Keith Davis
Name: KEITH DAVIS
Title: VICE PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Keith Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of AmSouth Bank, as Trustee of the Marital Trust created under the Last Will and Testament of the T. Herschel Hudgins, the within named bargainor, a national banking association acting as trustee for the above trust, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the bank as trustee by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of November, 2002.

Bryan Howard
NOTARY PUBLIC

My Commission Expires: 9/25/05

875919.2

Exhibit A

1. Map 92-13 Parcel 92 (327 33rd Avenue North)

Land in Davidson County, Tennessee, being Lot No. 74 on the Hortense Plan, said plan being recorded in Book 161, page 167, Register's Office for Davidson County, Tennessee.

Said Lot No. 74 fronts 50 feet on the west side of 33rd Avenue, North, formerly Bacon Avenue, and runs back westwardly between parallel lines 140 feet, more or less, to a 12 foot alley.

Being a portion of the property conveyed to AmSouth Bank, as Trustee of the Marital Trust created under the Last Will and Testament of the T. Herschel Hudgins by deed from AmSouth Bank, as Executor of the Estate of T. Herschel Hudgins, recorded as Instrument No. 20021119-0143357 with the Register's Office for Davidson County, Tennessee.

2. Map 92-13 Parcel 60 (3325 Charlotte Avenue)

Being Lot No. 8, Block 1, on the Plan of Charlotte Park Company's 2nd Addition of record in Book 57, page 160 and 161, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the south side of Charlotte Pike or Avenue and runs back between parallel lines along the east margin of 35th Avenue North 150 feet to an alley in the rear.

Being a portion of the property conveyed to AmSouth Bank, as Trustee of the Marital Trust created under the Last Will and Testament of the T. Herschel Hudgins by deed from AmSouth Bank, as Executor of the Estate of T. Herschel Hudgins, recorded as Instrument No. 20021119-0143357, with the Register's Office for Davidson County, Tennessee.

3. Map 92-213 Parcel 93 (3310 Park Avenue)

Being Lot No. 75 on the Map of Hortense Place, as of record in Book 161, page 167, Register's Office for said County.

Said Lot No. 75 fronts 63.5 feet on the northerly side of Park formerly First Avenue, and runs back 115 feet, more or less, on the westerly line and 119 feet, more or less, on the easterly line with the westerly margin of an alley, to the southerly line of the "Dungy" property, measuring 64 feet, more or less, thereon.

Being a portion of the property conveyed to AmSouth Bank, as Trustee of the Marital Trust created under the Last Will and Testament of the T. Herschel Hudgins by deed from AmSouth Bank, as Executor of the Estate of T. Herschel Hudgins, recorded as Instrument No. 20021119-0143357, with the Register's Office for Davidson County, Tennessee.

4. Map 92-13 Parcel 89 (3301 Charlotte Avenue)

Being Lot No. one hundred eighty-six (186) on the map of Hortense Place a plat of which is of record in Book 161, page 167, RODCT said lot number 186 is more particularly described as follows:

Beginning at the southwest corner of Charlotte Pike and 33rd Avenue North (formerly Daron Street) being the northeast corner of said lot; thence with the southerly margin of Charlotte Pike, westwardly 34 feet thence southerly with the west line of said lot two hundred and ten (210) feet to the northerly line of lot number 72 thence with said line eastwardly eight and one-half (8½) feet to the westerly margin of 33rd Avenue North; thence with the westerly margin of said avenue, northerly two hundred and twenty (220) feet to the point of beginning.

INCLUDED in the above description but expressly excluded therefrom is property condemned by the State of Tennessee being described as follows:

Beginning at a point, said point being the intersection of the west dedicated right of way line of 33rd Avenue, North, and the south dedicated right of way line of Charlotte Avenue; thence with the west dedicated right of way line of 33rd Avenue, North south 05 degrees, 20 minutes west for 8.9 feet to a point in the proposed south right of way line of Charlotte Avenue; thence with the proposed south right of way line of Charlotte Avenue, along a curve to the right with a radius of 1683.02 feet for 34.0 feet to a point thence north 02 degrees 50 minutes west for 8.8 feet to a point in the south dedicated right of way line of Charlotte Avenue, thence with the south dedicated right of way line of Charlotte Avenue, thence north 87 degrees 16 minutes east for 34.0 feet back to the point of beginning and containing 301 square feet and being part of the same parcel devised to Christeen Lee Teal under the will of Bessie Lee Sartain, deceased of record in Will Book 96, page 491, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to AmSouth Bank, as Trustee of the Marital Trust created under the Last Will and Testament of the T. Herschel Hudgins by deed from AmSouth Bank, as Executor of the Estate of T. Herschel Hudgins, recorded as Instrument No. 20021119-0143357 with the Register's Office for Davidson County, Tennessee.

5. Map 92-13 Parcel 97 (3318 Park Avenue)

Being Lot No. 4 of Block 6 on the Plan of the Charlotte Parks Company's Second Addition to Nashville, as of record in Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 50 feet on the north side of Park Avenue and runs back between parallel lines 150 feet to an alley.

Being a portion of the property conveyed to AmSouth Bank, as Trustee of the Marital Trust created under the Last Will and Testament of the T. Herschel Hudgins by deed from AmSouth Bank, as Executor of the Estate of T. Herschel Hudgins, recorded as Instrument No. 20021119-0143357 with the Register's Office for Davidson County, Tennessee.