PICK-UP

Davidson County DEEDQC
Recvd: 12/20/02 15:45 3pgs
Fees:17.00 Taxes:0.00
20021220-0157746

This Instrument Prepared By:
Angus Gillis, III
SCHULMAN, LeROY & BENNETT, P.C.
PO Box 190676
Nashville, TN 37219-0676

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NOS.
Barbara L. Eatherly et al	Same	Map 135-1
5616 Ottershaw Court		Parcel 101
Brentwood, TN 37027		2DU-08895

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is zero (0).

Affiant

SWORN TO AND SUBSCRIBED before me this 5th day of December, 2002.

Notary Public

Commission Expires: July 26, 2003

This instrument made and entered into on this the 5 day of December, 2002 by and between Barbara L. Eatherly and Beth Eatherly Ambrose, Parties of the First Part and Barbara L. Eatherly and Beth Eatherly Ambrose, Trustees for Murfreesboro Road Partners, Parties of the Second Part. While Barbara Lee Eatherly and Beth Eatherly Ambrose have held the property for Murfreesboro Road Partners since the property was conveyed to them by Quitclaim Deed of record in Instrument No. 20020617-0072927, Register's Office for Davidson County, Tennessee, this Quitclaim Deed is being executed to show that they hold the property for Murfreesboro Road Partners, a Tennessee Joint Venture.

WITNESSETH:

That for and in consideration of the sum of $1.00 cash in hand paid, the receipt of which is hereby acknowledged, Barbara L. Eatherly and Beth Eatherly Ambrose, Parties of the First Part quitclaim unto Barbara L. Eatherly and Beth Eatherly Ambrose, Trustees, Parties of the Second Part, all of their right, title and interest in and to the following described real estate, situated in the County of Davidson and State of Tennessee, to wit:

A tract of land in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, and being part of Reserved Parcel 1 on the plat of Town Park Estates, as of record in Book 3300, page 65, Register's Office for Davidson County, Tennessee, and a portion of which is shown as Reserved Parcel "A" on the plat of Section III Town Park Estates as of record in Book 4060, page 161, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Ragan-Smith-Murphy & Associates, Inc., dated August 13, 1983, revised September 9, 1983, updated August 4, 1986, and revised September 18, 1986, as follows:

Beginning at an existing iron pin on the northerly right-of-way line of Citation Drive, said iron pin being the southeast corner of Lot No. 203 as shown on the plan of Town Park Estates as of record in Book 3300, page 65, Register's Office for Davidson County, Tennessee, and also being the southeasterly corner of Parcel 352 on Tax Map 135, conveyed to Milton Grossman, Trustee, by deed of record in Book 5562, page 553, Register's Office for Davidson County, Tennessee; thence with the common line between the herein described tract and Milton Grossman, Trustee, North 13°43'43" E 572.69 feet to an existing concrete highway monument (broken) on the southerly right-of-way line of Murfreesboro Pike, U.S. 41 and 70-S, said concrete highway monument being the point of curve of Murfreesboro Road at Hwy. Sta. 303 +70.3; thence, with the southerly right-of-way line of Murfreesboro Pike with a curve to the right (radius 3750'), southeasterly a distance of 519.97 feet to an existing concrete highway monument (broken) and having a chord bearing and distance of S 62°26'59" E 519.556 feet; thence, with an offset in the right-of-way line of Murfreesboro Pike N 36°11'51" E 10.00 feet to an existing concrete highway monument (broken); thence, continuing with the southerly right-of-way line of Murfreesboro Pike with a curve to the right (radius 3760'), southeasterly a distance of 43.65 feet to an existing iron pin at the northwesterly corner of Lot No. 1 on the plan of Section III Town Park Estates as of record in Book 4060, page 161, Register's Office for Davidson County, Tennessee, and having a chord bearing and distance of S 60°29'56 E 43.646 feet; thence, with the westerly line of Lot No. 1 Town Park Estates, Section III, South 34°48'13" West, 150.07 feet to an existing iron pin; thence with the southerly line of Lot Number 1, S 56°15' 44" E 175.18 feet to an existing iron pin on the westerly right-of-way line of Town Park Drive; thence, with the westerly right-of-way line of Town Park Drive S 34°57'00" W 178.81 feet to an iron pin set at the beginning of a curve; thence, with said curve to the right (radius 25.00'), southwesterly a distance of 39.27 feet to an iron pin set on the northerly right-of-way line of Citation Drive and having a chord bearing and distance of S 79°57'00" W 35.355 feet; thence, with the northerly right-of-way line of Citation Drive N 55°03'00" W 146.21 feet to an iron pin set at the beginning of a curve; thence, with said curve to the left (radius 371.61') southwesterly a distance of 475.33 feet to the point of beginning and having a chord bearing and distance of S 88°18'24" W 443.586 feet, containing 234,028 sq. ft. or 5.373 acres, more or less.

Being part of the same property conveyed to R. L. Eatherly, Trustee, by Warranty Deed from BVT Airport Business Park, Ltd., a Tennessee limited partnership, of record in Book 7069, page 233, Register's Office for Davidson County, Tennessee and being all of the property conveyed to R. L. Eatherly, Trustee by Quitclaim Deed from BVT Airport Business Park, Ltd of record in Book 7069, p. 240 R.O.D.C. and being all of the property conveyed to Barbara L. Eatherly and Beth Eatherly Ambrose by Quitclaim Deed from R. L. Eatherly, Trustee, of record in Instrument No. 20020617-0072927, Register's Office for Davidson County, Tennessee.

This is improved property known as 1671 Murfreesboro Road, Nashville, Tennessee 37217.

Said property is conveyed subject to such limitations, easements, restrictions, and encumbrances as may affect the premises including but not limited to all matters shown on Exhibit B of the Warranty Deed of Record in Book 7069, p. 233 R.O.D.C.

In testimony whereof, the Party of the First Part has hereunto set their signatures, the day and date first above written.

Barbara L. Eatherly

Barbara L. Eatherly

Beth Eatherly Ambrose

Beth Eatherly Ambrose

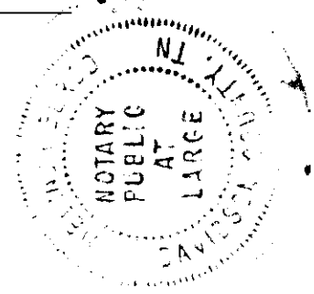
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara L. Eatherly and Beth Eatherly Ambrose, Trustees, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 5 day of December, 2002.

Melinda Elrod
Notary Public

Commission Expires: July 24, 2003



X:\Angus\EATHERLY\Murfreesboro Road\quitclaimdeed2.wpd