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Davidson County DEEDQC
Recvd: 12/31/02 14:58 4pgs
Fees:22.00 Taxes:0.00
20021231-0162816

**This Instrument Prepared By:**

**Randle S. Davis, Esq.**
**150 Fourth Avenue, North, Suite 1850**
**Nashville, Tennessee 37219**
**(Based upon information supplied by the Grantors.)**

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**ADDRESS NEW OWNER:**

**Vanqueur Enterprises, LLC**
2050 Metro Center Boulevard
Nashville, TN 37228

**SEND TAX BILLS TO:**

-same-

**MAP & PARCEL NOS.:**

Map 81-4
Parcel 231
Tract 21-B

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# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Paul M. Ziady, Claude S. Ghanem and Salem A. Ghanem**, the Grantors herein, by these presents, do hereby quitclaim and convey unto **Vanqueur Enterprises, LLC**, a Tennessee limited liability company with offices located at 2050 Metro Center Boulevard, Nashville, Tennessee, all of their right, title and interest in and to the following described real estate located in Davidson County, and described as follows, to-wit:

(See **Exhibit "A"** attached hereto and incorporated herein by reference.)

This is improved property known as 2050 Metro Center Boulevard, Nashville, Tennessee, 37228.

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

**IN WITNESS WHEREOF**, the undersigned have caused their signatures to be set hereunto on this the day 18th of December, 2002.

**Paul M. Ziady**

**Claude S. Ghanem**

**Salem A. Ghanem**

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**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

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

**Affiant**

Sworn to and subscribed before me this 18th day of December, 2002.

**Notary Public**

**My Commission Expires:**
November 26, 2005

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**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Paul M. Ziady, Claude S. Ghanem and Salem A. Ghanem**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon their oath acknowledged themselves to be the within named bargainor and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, in Davidson Co., Tennessee, this the 18th day of December, 2002.

**Notary Public**

**My Commission Expires:**
November 26, 2005

**Exhibit "A"**

**Property Description**
**Tract 21B Lot 5**

Being a parcel of land in Nashville, First Civil District, Twentieth Councilmanic District, Davidson County, Tennessee, located at the southwest corner of the intersection of Vantage Way and French Landing Drive and being property conveyed to MetroCenter Holdings, Inc., by deeds of record in Book 8321, Page 668, R. O. D. C., being Lot No. 5, on the Second Resubdivision Lot 2, MetroCenter Tract 21-B, of record in Book 79800, Page 724, said Register's Office, and being more particularly described as follows:

BEGINNING at an iron rod in the westerly right-of-way line of French Landing Drive at the southeast corner of the subdivision plat of the resubdivision of Lot 2 MetroCenter 21B of record in Plat Book 7900, Page 724, R. O. D. C., said point also approximately 350 feet southeast of the intersection of Vantage Way and French Landing Drive;

THENCE, along the northerly line of property conveyed to RTM Development Company of record in Book 10511, Page 861, R. O. D. C., S 87° 59' 34" W, 262.99 feet to a PK nail in the easterly right-of-way line of MetroCenter Boulevard, and the beginning of a curve to the left;

THENCE, with said curve along the easterly line of said right-of-way, 120.51 feet to a point, said curve having a central angle of 05° 12' 22", a radius of 1,326.24 feet, a tangent of 60.30 feet, and a chord of N 11° 37' 00" W 120.47 feet;

THENCE, along the southerly and easterly lines of property conveyed to the Krystal Company of record in Book 8874, Page 418, R. O. D. C., the following calls:

S 89° 40' 45" E, 243.76 feet to a point,

N 00° 19' 15" E, 10.00 feet to a point,

N 29° 40' 45" W, 22.71 feet to a point,

N 81° 13' 50" E, 48.99 feet to a point,

N 08° 46' 10" W, 71.89 feet to a point, and beginning of a curve to the left;

THENCE, with said line, along said curve 78.23 feet to a point, said curve having a central angle of 52° 44' 02", a radius of 85.00 feet, a tangent of 42.13 feet, and a chord of N 35° 08' 18" W, 75.50 feet;

THENCE, continuing along said line N 61° 30' 25" W, 47.02 feet to a point in the southerly right-of-way of Vantage Way, and the beginning of a curve to the right;

THENCE, with said right-of-way line along said curve 91.55 feet to an iron rod, said curve having a central angle of 02° 20' 22", a radius of 2,242.00 feet, a tangent of 45.78 feet, and a chord of S 85° 17' 53" E, 91.54 feet; and the beginning of a curve to the right;

THENCE, with said right-of-way line along said curve 102.69 feet to an iron rod in the westerly right-of-way of French Landing Drive said curve having a central angle of 98° 03' 55", a radius of 60.00 feet, a tangent of 69.10 feet, and a chord of S 34° 58' 13" E, 90.61 feet;

THENCE, with said right-of-way S 14° 40' 44" W, 93.62 feet to an iron rod, and the beginning of a curve to the left;

THENCE, with said right-of-way line along said curve 129.04 feet to the point of beginning, said curve having a central angle of 13° 38' 28", a radius of 542.00 feet, a tangent of 64.83 feet, and a chord of S 07° 51' 30" W, 120.47 feet.

Described according to a survey prepared May 25, 1999, by W endell H. Talley, Sr., License No. 785, Barge, Waggoner, Sumner and Cannon, Inc.

Together with Ingress/Egress Easements or right to use same or license use of same reserved in Book 8953, Page 739, as amended in Book 8970, Page 758, Book 8874, Page 418, and Book 9382, Page 50, Book 8932, Page 394, as modified by Book 9453, Page 810, Register's Office for Davidson County, Tennessee,

Containing 42,563 square feet or 0.98 acres, more or less.

Being the same property conveyed to **Paul M. Ziady, Claude S. Ghanem and Salem A. Ghanem**, by deed of record in Deed Book 11503, Page 900, Register's Office for Davidson County, Tennessee. The above description was derived from information supplied by the Grantors.

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**LIENS AND ENCUMBRANCES:**

The above described property is subject to the following:

1. A Real Estate Deed of Trust between Grantors and Capital Bank & Trust Company securing a promissory note in the principal amount of $300,000 and of record at Document Number 127310 of the Register of Deed's Office for Davidson County, Tennessee.