This instrument prepared by
or under the direction of:

William C. Basney
Senior Counsel

Attorney for Grantor
Business Address:
500 Water Street
Jacksonville, Florida 32202

47037-057-999-NEG
JA43\KC0108Q1.91P

PLEASE SEND PROPERTY TAX TO
NEW OWNER AT:
Billie R. Chapman
1102 Haverhills Drive
Brentwood, TN 37027

Map & Parcel
To Be Assigned
TS,

Davidson County DEEDQC
Recvd: 03/03/03 11:12 6pgs
Fees:32.00 Taxes:0.00

20030303-0027409

THIS QUITCLAIM DEED, made this 14th day of January, 1991, between CSX TRANSPORTATION, INC., a Virginia corporation, whose mailing address is 500 Water Street, Jacksonville, Florida 32202, hereinafter called "Grantor", and B. R. CHAPMAN, whose mailing address is 631 Murfreesboro Road, Nashville, Tennessee 37210, hereinafter called "Grantee", and UNITED STATES TRUST COMPANY OF NEW YORK, Trustee as hereinafter provided, WITNESSETH:

(Wherever used herein, the terms "Grantor" and "Grantee" may be construed in the singular or plural as the context may require or admit, and for purposes of exceptions, reservations and/or covenants, shall include the heirs, legal representatives and assigns of individuals or the successors and assigns of corporations.)

THAT Grantor, for and in consideration of the sum of NINETY THREE THOUSAND THREE HUNDRED AND NO/100 DOLLARS ($93,300.00), to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby RELEASE, REMISE and forever QUITCLAIM unto Grantee, his heirs, legal representatives and assigns all right, title and interest in and to that certain tract or parcel of land situate, lying and being at Nashville, County of Davidson, State of Tennessee, hereinafter designated "the Premises," more particularly described in Exhibit A, attached hereto and incorporated herein, and containing 71,747 square feet, more or less.

EXCEPTING unto Grantor the ownership in and to all track(s) and other track material (including switches and signals and ballast) within and on the Premises. Grantee shall remove, at its sole cost and expense, all such track(s) and other track material and stockpile same (other than the ballast) for later retrieval by Grantor.

TO HAVE AND TO HOLD the Premises, and all the estate, right, title, lien, interest and claim whatsoever of Grantor therein, either in law or equity, and all improvements thereon and appurtenances thereto, unto the proper use, benefit and enjoyment of Grantee, Grantee's heirs and assigns or successors and assigns, forever.

As the adjacent landowner, Grantee is familiar with the current and past use(s) of the Premises and the physical and environmental condition thereof. Grantee accepts the Premises in "as is" condition as of the date of this conveyance. Grantee expressly assumes all obligations, liability and responsibility for physical and/or environmental condition of the Premises, prior to and including the date of conveyance, and agrees to defend, protect, indemnify and hold Grantor harmless from any and all loss, damages, suits, penalties, costs, liability, and/or expenses (including, but not limited to reasonable investigative and/or legal expenses) arising out of any claim(s), present, past or future, for loss or damage to any property, including the Premises, injuries to or death of any person(s), contamination of or adverse effects upon the environment (air, ground or water), or any violation of statutes, ordinances, orders, rules, or regulations of any governmental entity or agency, caused by or resulting from presence or existence of any hazardous material, hazardous substance, or hazardous waste in, on or under the Premises. Grantee acknowledges that the provisions of this paragraph and the condition of the Premises have been considered as part of the consideration for this conveyance.

AND THIS DEED FURTHER WITNESSETH that United States Trust Company of New York, Trustee under the former Louisville and Nashville Railroad Company's First and Refunding Mortgage dated August 1, 1921, as supplemented, has executed this deed for the sole purpose of releasing and does hereby release all estate, right, title, lien and interest of the Trustee under said Mortgage, in and to the property herein conveyed, or in and to the estate, right, title and interest herein quitclaimed, pursuant to the provisions of Section 1 of Article Ten of said Mortgage. This release is subject to any and all the same rights, reservations, exceptions, limitations and agreements herein specified on behalf of the Grantor, and is without covenant or warranty, express or implied, and without recourse against said Trustee in any event, and recitals of fact herein are to be taken only as recitals of Grantor and not of Trustee.

IN WITNESS WHEREOF, CSX TRANSPORTATION, INC. and UNITED STATES TRUST COMPANY OF NEW YORK (as the aforesaid Trustee), pursuant to due corporate authority, have caused their names to be signed hereto by their officers hereunto duly authorized and their corporate seals, duly attested, to be hereunto affixed.

Signed, sealed and delivered
in the presence of:

Nancy E. Kabrzynski

Robert L Wheaton

CSX TRANSPORTATION, INC.:

By Gerald L. Dickinson
Senior Vice President

Attest Joyce A. Dolan (SEAL)
Assistant Secretary

Signed, sealed and delivered
in the presence of:

B. Ewing

UNITED STATES TRUST COMPANY OF NEW YORK, as Corporate Trustee as aforesaid:

By
ASSISTANT VICE PRESIDENT

Attest Patricia Stemler
ASST. SECRETARY

STATE OF FLORIDA)
) SS.
COUNTY OF DUVAL)

I, Robert L. Chaulton, a Notary Public of the State of Florida and the County of Duval, do certify that, on the date below, before me in said County personally came GERALD L. NICHOLS, to me known, and known to me to be the person whose name is subscribed to the above instrument, who, being by me first duly sworn, did depose, acknowledge and say that: he resides in Jacksonville, Duval County, Florida; he is Senior Vice President, of CSX Transportation, Inc., the corporation described in and which executed said instrument; he is fully informed of the contents of the instrument; he knows the seal of said corporation; the seal affixed to said instrument is such seal; it was so affixed by authority of the Board of Directors of said corporation; he signed his name thereto for said corporation pursuant to such authority; and instrument is the free act and deed of said corporation; and the conveyance herein is not part of a transaction, sale, lease, exchange or other transfer or conveyance of all or substantially all of the property and/or assets of the Grantor.

IN WITNESS WHEREOF, I hereunto set my hand and official seal, this 14th day of January, 1991.

Robert L Chaulton
Notary Public

My commission expires on:

NOTARY PUBLIC STATE OF FLORIDA
My commission expires Dec. 7, 1993
Bonded thru Patterson Becht Agency

STATE OF NEW YORK)
) SS.
COUNTY OF NEW YORK)

Personally appeared before me, ROBERT E. PATTERSON III, a Notary Public of the State and County aforesaid, JAMES E. LOGAN and PATRICIA STERMER with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Assistant Vice President and Assistant Secretary, respectively, of the United States Trust Company of New York, a corporation, the within-named Trustee of the aforesaid mortgage, and that they as such Assistant Vice President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation thereto by JAMES E. LOGAN as its Assistant Vice President and attesting the same by PATRICIA STERMER, as its Assistant Secretary, and affixing the corporate seal thereto.

IN WITNESS WHEREOF, I hereunto set my hand and official seal, this 16th day of JANUARY, 1990.

Robert E. Patterson III
Notary Public

My commission expires on:

ROBERT EARLY PATTERSON III
NOTARY PUBLIC, State of New York
No. 4784543
Qualified in Suffolk County
Commission Expires October 31, 1991

EXHIBIT A

Description of property at: Nashville, Tennessee
To: B. R. Chapman
CSXT Deed File No.: 47037-057-999-NEG

1.65 ACRES OF PROPERTY IN THE 6TH CIVIL DISTRICT OF DAVIDSON COUNTY, NASHVILLE, BEING PART OF THE LOUISVILLE AND NASHVILLE RAILROAD COMPANY PROPERTY BETWEEN MENZLER ROAD AND FOSTER AVENUE, THE SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WEST MARGIN OF MENZLER ROAD, 337.6 FEET SOUTH OF THE CENTER LINE OF MURFREESBORO PIKE AND BEING THE SOUTHEAST CORNER OF BILLY R. CHAPMAN PROPERTY OF RECORD IN BOOK 5805, PAGE 93 AND ALSO BEING THE NORTHEAST CORNER OF TRACT 2 HEREIN DESCRIBED; THENCE WITH THE MARGIN OF MENZLER ROAD S 9° 17' 49" W 77.93 FEET TO A IRON PIN; THENCE LEAVING THE MARGIN OF MENZLER ROAD AND RUNNING 50 FEET SOUTH OF AND PARALLEL TO THE CENTER LINE OF A LOUISVILLE NASHVILLE RAILROAD COMPANY TRACT THE FOLLOWING ELEVEN CALLS:

1.	NORTH	88°	48'	56"	WEST	263.59 FEET
2.	NORTH	89°	08'	39"	WEST	45.65 FEET
3.	SOUTH	89°	22'	31"	WEST	49.30 FEET
4.	SOUTH	87°	13'	40"	WEST	48.00 FEET
5.	SOUTH	85°	03'	36"	WEST	52.92 FEET
6.	SOUTH	82°	52'	18"	WEST	54.68 FEET
7.	SOUTH	81°	06'	53"	WEST	54.28 FEET
8.	SOUTH	77°	52'	03"	WEST	54.06 FEET
9.	SOUTH	75°	58'	43"	WEST	52.61 FEET
10.	SOUTH	73°	48'	15"	WEST	54.03 FEET
11.	SOUTH	71°	46'	22"	WEST	45.96 FEET

TO AN IRON PIN ON THE EASTERN MARGIN OF FOSTER AVENUE; THENCE WITH THE MARGIN OF FOSTER AVENUE N 4° 34' 15" EAST 107.51 FEET; THENCE LEAVING THE EASTERN MARGIN OF FOSTER AVENUE WITH THE ARC OF A CURVE TO THE RIGHT 529.19 FEET SAID CURVE HAS A RADIUS OF 1486.11 AND A CHORD BEARING AND DISTANCE OF N 82° 42' 04" EAST 526.40 FEET TO A IRON PIN; THENCE SOUTH 2° 51' 04" WEST 22.00 FEET TO A IRON PIN; THENCE SOUTH 88° 48' 56" EAST 249.50 FEET TO THE POINT OF BEGINNING AND CONATINING 1.65 ACRES, or 71,747 square feet, more or less.

The Premises are shown as Tract 2 on survey dated September 28, 1988, last revised December 18, 1990, prepared by David Bundren, Tennessee R.L.S. No. 1517, Campbell Surveying Co., Inc., 2424 21st Avenue South, Nashville, Tennessee 37217, incorporated herein by reference.

BEING in part the same property required by the Tennessee & Pacific Railroad Company, a predecessor of Grantor, from W. W. Miller, by instrument dated September 18, 1869, recorded in Chanc. Minutes EE, Page 467, among the Public Land Records of Davidson County, Tennessee.

AND BEING in part the same property required by The Nashville, Chattanooga & St. Louis Railway, also a predecessor of Grantor, by the following deeds recorded among the aforesaid records:

Acquired From	Date of Instrument	Book	Page
Anna R. Cole, Exec., et al	07-19-1914	460	173
E. W. Cole	10-30-1885	92	203