3KB
BCCB
HW

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Richard W. Sorenson 3005 Andrews Drive NW Atlanta, Georgia 30305	161-140 6DU-71250	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (MBN) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, SALLY M. SORENSON (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to RICHARD W. SORENSON (the "Grantee"), Grantee's heirs and assigns, an undivided thirty-two and one half percent (32.5%) interest in and to certain land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference, it being the express intention of the Grantor to create by this instrument an estate of tenancy in common in the Property whereby Grantor and Grantee shall each be vested after this conveyance with an undivided fifty percent (50%) interest in the Property.

This is improved property more particularly known as Hickory Plaza Shopping Center, Phase #2.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Davidson County DEEDQC
Recvd: 06/30/04 11:29 3pgs
Fees:17.00 Taxes:0.00
20040630-0077656

STATE OF Tennessee
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

BARBARA S. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me this 29th day of June, 2004.

Notary Public
My Commission Expires: March 31, 2007

958762 v1
089850-175

IN WITNESS WHEREOF, the Grantor has executed this Deed this 22 day of June, 2004.

Sally M. Sorenson

Sally M. Sorenson

STATE OF Georgia)
COUNTY OF DeKalb)

Before me, Joshua Harris, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared SALLY M. SORENSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Atlanta, Georgia, this the 22 day of June, 2003.

Notary Public

My Commission Expires:

Dec 16 2006

JOSHUA HARRIS
MY COMMISSION EXPIRES
DEC. 16 2006
DEKALB COUNTY, GEORGIA
NOTARY PUBLIC

EXHIBIT A

DESCRIPTION OF PROPERTY

Being a parcel of land in Nashville, First Civil District, Thirty-Second Councilmanic District, Davidson County, Tennessee, located in the southwesterly quadrant of the intersection of Nolensville Road and Hickoryview Drive, being Parcel No. 2 as shown on the plan of Hickory Plaza, Section Two as of record in Book 5200, page 68, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey dated May 25, 1994, by William C. Watson, Tennessee R.L.S. No. 1487, as follows:

Beginning at an iron pin in the westerly right-of-way line of Nolensville Road, said iron pin being southerly 205.01 feet from the centerline of Hickoryview Drive; thence, with a curve to the right 39.07 feet to a point, said curve having a central angle of 00 deg. 20 min. 40 sec., a radius of 6,499.22 feet a tangent of 19.53 feet and a chord of S 05 deg. 11 min. 20 sec. E, 39.07 feet; thence continuing with said right-of-way line, S 05 deg. 01 min. E, 206.80 feet to a point; thence, leaving said right-of-way line with the northerly line of property conveyed to Summit Insured Equity, L.P. by deed of record in Book 7214, page 773, Register's Office for Davidson County, Tennessee, the following calls: S 84 deg. 59 min. W, 290.00 feet to a point; S 05 deg. 01 min. E, 73.50 feet to a point; S 84 deg. 59 min. W, 225.00 feet to a point in the easterly line of Hickory Plaza Office Condominiums of record in Book 6469, page 368, Register's Office for Davidson County, Tennessee; thence, with said line and the easterly line of properties conveyed to Jaxon Properties by deed of record in Book 6889, Page 269, Register's Office for Davidson County, Tennessee, and Lonnie Richard Smith by deed of record in Book 4939, page 509, Register's Office for Davidson County, Tennessee, N 05 deg. 01 min. W, 265.00 feet to a point; thence, continuing with said line and the easterly line of property conveyed to Kermit C. Stengel, Jr., Trustee, by deed of record in Book 5308, page 27, Register's Office for Davidson County, Tennessee, N 12 deg. 04 min. 51 sec. E, 117.62 feet to a point; thence, continuing with said line, N 05 deg. 01 min. W, 210.00 feet to a point in the southerly right-of-way line of Hickoryview Drive; thence, with said line S 84 deg. 32 min. 56 sec. E, 327.76 feet to a point; thence, leaving said line with the westerly line of property conveyed to RTM Winners, L.P. by deed of record in Book 7923, page 511, Register's Office for Davidson County, Tennessee, S 05 deg. 01 min. E, 209.45 feet to a point; thence, with the southerly line of said Winners property, N 84 deg. 38 min. 20 sec. E, 158.00 feet to the point of beginning, containing 219,946 square feet or 5.05 acres, more or less.

Being part of the same property conveyed to Sally M. Sorenson, by Warranty Deed from Southeast Venture Companies, Inc., a Tennessee corporation, of record in Book 8687, page 196, Register's Office for Davidson County, Tennessee.

Together with perpetual non-exclusive easements for the privilege of passage of both pedestrian and vehicular traffic and for the purpose of ingress and egress and parking thereon over any portions of the properties conveyed by the Cousins Properties of Tennessee, Inc., to (i) Fletcher Bright Company, Trustee, by deed of record in Book 4827, page 892, Register's Office for Davidson County, Tennessee; (ii) Autotronic Systems, Inc., by deed of record in Book 5341, page 441, Register's Office for Davidson County, Tennessee; (iii) First American National Bank of Nashville, by deed of record in Book 4837, page 239, Register's Office for Davidson County, Tennessee; (iv) Rodney Wise, by deed of record in Book 5344, page 54, Register's Office for Davidson County, Tennessee; and (v) L. Thomas Hart, Jr., Trustee, by deed of record in Book 5308, page 21, Register's Office for Davidson County, Tennessee.