This Instrument Prepared By:
State of Tennessee
Real Estate Management
William R. Snodgrass Tennessee Tower
312 - 8th Avenue North, 22nd Floor
Nashville, Tennessee 37243-0300

Davidson County DEEDQC
Recvd: 12/01/04 15:22 5pgs
Fees:28.00 Taxes:333.00
20041201-0143212

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of $90,000.00 (NINETY THOUSAND AND NO/100 DOLLARS) cash in hand paid, the receipt of which is hereby acknowledged, the STATE OF TENNESSEE, acting by the Commissioner, Department of Finance and Administration, with the approval of the Governor, and the Attorney General, acting under the authority of §12-2-112, Tennessee Code Annotated, does hereby bargain, sell, remise, release, quitclaim, and convey unto CHRISTOPHER BERKEY and wife, CAROLYN SZETELA, certain real estate identified as tract number 424-C on highway right-of-way plans of Project I-440-4(9)205, Davidson County Tennessee, on file at the 13th floor of the James K. Polk Building, 505 Deadrick Street, Nashville, Tennessee 37343-0337, and being more fully described as follows:

Tract 424-C

Beginning at a point in the south margin of Ferguson Avenue, said point being along said south margin North 78 degrees 09 minutes West 402 feet from the west margin of 12th Avenue South; thence south 11 degrees 51 minutes West 140.0 feet to a point thence North 78 degrees 09 minutes West 55.0 feet to a point; thence North 11 degrees 51 minutes East 140.0 feet to a point; thence South 78 degrees 09 minutes East 55.0 feet to the point of beginning and containing 7,700 square feet.

Reference: The legal description contained herein was prepared by the Tennessee Department of Transportation, Region 3 Engineering Section, 6601 Centennial Boulevard, Nashville, TN 37243-0380

All references are derived from the official plans of the Department of Transportation for Project No. I-440-4(9)205, Davidson County Tennessee, on file at the 13th floor of the James Polk Building, 505 Deadrick Street, Nashville, TN 37243-0337.

Mail tax bills to new owners as follows:
Christopher Berkey and Carolyn Szetela
1507 Ferguson Ave
Nashville TN 37212

Being part or all of the property acquired by the State of Tennessee by deed of record in Book ~~4791~~ 4771, and Page 373, in the Register's Office of Davidson County.

The area described above is lot no. 178 of The Map of Victoria Place, on Plat 332 page 10 in the Register's Office of Davidson County, in the Belmont College area on the south side of Ferguson Street.

This conveyance is subject to the following conditions:

No junkyards, as defined in 23 U.S.C., Section 136 shall hereafter be established or maintained on land released as excess to highway needs. No signs, billboards, outdoor advertising structures or advertisement of any kind as provided for in 23 U.S.C., Section 131 shall be hereafter erected, displayed, placed or maintained upon or within the land released, except that signs may be erected and maintained to advertise the sale, hire or lease of the property, or the principal activities conducted on the land upon which the signs are located.

The grantees, for themselves, their heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, do hereby covenant and agree that;

(1) no person, on the grounds of sex, handicap, race, color, or national origin shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of any public facilities which may be constructed on the above described land;

(2) that in connection with the construction of any improvements on said lands and the furnishings of services thereon, no discrimination shall be practiced in the selection of employees and contractors, by contractors in the selection and retention of first-tier subcontractors and by first-tier subcontractors in the selection of the retention of second-tier subcontractors;

(3) that such discrimination shall not be practiced against the public in their access to and use of the facilities and services provided for public accommodations (such as eating, sleeping, rest, recreation, and vehicle servicing) constructed or operated on the above described land; and,

(4) that the grantees comply with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended, Title 49, Code of Federal Regulations, Part 27, Nondiscrimination on the Basis of Handicap in Programs and Activities Receiving or Benefiting from Federal Financial Assistance; and 23 U.S.C., Section 324.

IN WITNESS WHEREOF, the signature of the STATE OF TENNESSEE has been hereunto affixed by the Commissioner of Finance and Administration, with the approval of the Governor, and of the Attorney General, as evidenced by their signatures hereunto affixed as of the 8th day of September, 2004.

GRANTEES

Christopher Berkey

Carolyn Szetela

STATE OF TENNESSEE

M. D. Goetz, Jr., Commissioner
Finance and Administration

APPROVED:

Paul G. Summers, Attorney General

Phil Bredesen, Governor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said State and County, the within named ***Christopher Berkey*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and seal at office, this 17 day of June, 20 04.

Notary Public

My Commission Expires:

Sept. 30 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said State and County, the within named ***Carolyn Szetela*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and seal at office, this 17 day of June, 20 04.

Notary Public

My Commission Expires:

Sept 30 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public for Davidson County, ***M. D. Goetz, Jr.,*** Commissioner of Finance and Administration with whom I am personally acquainted and who, upon oath, acknowledged that he is the Commissioner of Finance and Administration and that he as Commissioner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the State of Tennessee by himself as Commissioner.

Witness my hand and seal at office, this 21 day of July, 2004.

Pat Pentecost
Notary Public

My Commission Expires:

3-31-07

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 90,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July 20 04

Deputy Register