Davidson County DEEDQC
Recvd: 12/30/04 10:33 4 pgs
Fees:22.00 Taxes:0.00
20041230-0154602

QUITCLAIM DEED

FROM: **Morris Thurman, Jr.**

TO: **IronPower Properties, a general partnership**

THIS INSTRUMENT PREPARED BY:
Charles A. Leach
2008 Maplemere Drive
Nashville, Tennessee 37215

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IronPower Properties	SAME	82-15 Parcels 32, 33, 35,
P. O. Box 121437		35.01, 37, 48, 223 and 224
Nashville, TN 37212		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Subscribed and sworn to before me, this the 30th day of December, 2004.

Affiant

My Commission Expires: My Commission Exp. May 24, 2008

LISA C ISOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by IRONPOWER PROPERTIES, a general partnership (the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, MORRIS THURMAN, JR., TRUSTEE, (the "Grantor" herein), does hereby quitclaim, convey and release unto IRONPOWER PROPERTIES, a general partnership, its successors and assigns, all of Grantor's right, title and

interest in and to property in Davidson County, Tennessee, as more particularly described as follows:

SEE ATTACHED TWO PAGE LEGAL DESCRIPTION

WITNESS the Grantor's signature this the 30th day of December, 2004.

MORRIS THURMAN, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

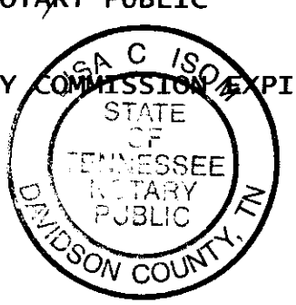
Personally appeared before me, MORRIS THURMAN, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of December, 2004.

NOTARY PUBLIC

My Commission Exp. May 24, 2008

MY COMMISSION EXPIRES:_____.



PROPERTY DESCRIPTION

PREPARED BY: WM. ROBERT SEIGENTHALER, Tenn. Registered Land Surveyor No. 177, JANUARY 5, 2004

4.415 ACRES / WOODLAND STREET PROPERTY MAP 82-15 PARCELS 32, 33, 35, 35.01, 37, 48, 223, AND 224

Land lying in the 6th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, bounded on the south by Woodland Street, on the west by South 2nd Street, on the north by Main Street, and on the west by Interstate Drive, being part of LOTS 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, and part of LOTS 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, and 156, on the map of DR. JOHN SHELBY'S 3rd ADDITION, EDGEFIELD, registered December 11, 1858, in Plat Book 21, Page 43, Registered Office for Davidson County, Tennessee, and also being LOT 2 on the plat of the RESUBDIVISION OF LOT 114, 115, 116, 117, 118, & 119, SHELBY'S THIRD ADDITION TO EDGEFIELD of record in Plat Book 8250, Page 23, R.O.D.C., Tennessee, and also being that part of Alley No. 258 closed, vacated, and abandoned by the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in BILL NO. 65-559 and BILL NO. 72-104, City Clerk's Office for said Metropolitan Government, and being further described as follows:

Beginning at an iron pin in the northerly margin of Woodland Street, as widened, said iron pin being the southeasterly corner of LOT 2 on the plat of the RESUBDIVISION OF LOT 114, 115, 116, 117, 118, & 119, SHELBY'S THIRD ADDITION TO EDGEFIELD of record in Plat Book 8250, Page 23, R.O.D.C., Tennessee, thence with said northerly margin of Woodland Street in a westerly direction around a curve to the right a distance of 60.00 feet to an iron pin, said curve having a central angle of 2 degrees 03 minutes 09 seconds, a radius of 1,674.85 feet, a tangent of 30.00 feet, a length of 60.00 feet and a chord bearing South 64 deg 56 min 31 sec West 59.99 feet; thence continuing with said margin of Woodland Street around a curve to the right a distance of 10.00 feet to a nail in pavement, said curve having a central angle of 0 degrees 20 minutes 48 seconds, a radius of 1,652.66 feet, a tangent of 5.00 feet, a length of 10.00 feet and a chord bearing South 65 deg 16 min 37 sec West 10.00 feet; thence continuing with said margin of Woodland Street around a curve to the left a distance of 196.39 feet to a nail in pavement, said curve having a central angle of 6 degrees 48 minutes 31 seconds, a radius of 1,652.66 feet, a tangent of 98.31 feet, a length of 196.39 feet and a chord bearing South 62 deg 59 min 17 sec West 196.27 feet; thence continuing with said margin of Woodland Street South 59 deg 35 min 00 sec West 250.48 feet to a drill hole in concrete pavement; thence around a curve to the right a distance of 31.42 feet to a drill hole in concrete pavement in the easterly margin of South 2nd Street, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 20.00 feet, a tangent of 20.00 feet, a length of 31.42 feet and a chord bearing North 75 deg 25 min 00 sec West 28.28 feet; thence with the easterly margin of South 2nd Street North 30 deg 25 min 00 sec West 120.20 feet to an iron pin in the southerly margin of Alley No. 258; thence with the southerly margin of the Alley North 59 deg 35 min 00 sec East 54.30 feet to an iron pin at the easterly margin of the Alley; thence with said easterly margin of the Alley North 30 deg 25 min 00 sec West 16.00 feet to a point; thence with the northerly margin of the Alley South 59 deg 35 min 00 sec West 54.30 feet to a point in the easterly margin of South 2nd Street; thence with the easterly margin of South 2nd Street North 30 deg 25 min 00 sec West 137.46 feet to a nail in pavement at the beginning of a curve to the right; thence around the curve a distance of 44.44 feet to a nail in pavement in the southerly margin of Main Street said curve having a central angle of 94 deg 18 min 00 sec, a radius of 27.00 feet, a tangent of 29.11 feet, a length of 44.44 feet and a chord bearing North 16 deg 44 min 00 sec East 39.59 feet; thence with the northerly margin of Main Street North 63 deg 53 min 00 sec East 207.50 feet to an iron pin at the beginning of a curve to the left; thence around the curve a distance of 242.04 feet to an iron pin, said curve having a central angle of 3 deg 20 min 00 sec, a radius of 4,160.36 feet, a tangent of 121.05 feet, a length of 242. 04 feet, and a chord bearing North 62 deg 13 min 00 sec East 242.01 feet; thence continuing with said southerly margin of Main Street around a curve to the right a distance of 225.59 feet to an iron pin, said curve having a central angle of 19 deg 35 min 02 sec, a radius of 660.00 feet, a tangent of 113.91 feet, a length of 225.59 feet, and a chord bearing North 70 deg 32 min 32 sec East 224.49 feet to an iron pin at the end of the curve; thence continuing with said

margin of Main Street around a curve to the left a distance of 47.00 feet to an iron pin, said curve having a central angle of 17 deg 15 min 44 sec, a radius of 156.00 feet, a tangent of 23.68 feet, a length of 47.00 feet and a chord bearing North 68 deg 49 min 01 sec East 46.82 feet to an iron pin; thence around a curve to the right a distance of 28.88 feet to a nail in pavement in the westerly margin of Interstate Drive, said curve having a central angle of 87 deg 05 min 42 sec, a radius of 19.00 feet, a tangent of 18.06 feet, a length of 28.88 feet, and a chord bearing South 76 deg 16 min 00 sec East 26.18 feet; thence continuing with said margin of Interstate Drive South 31 deg 06 min 34 sec East 86.99 feet to an iron pin being the northeast corner of LOT 1 on the plat of the RESUBDIVISION OF LOT 114, 115, 116, 117, 118, & 119, SHELBY'S THIRD ADDITION TO EDGEFIELD of record in Plat Book 8250, Page 23, R.O.D.C., Tennessee; thence with the northerly line of said LOT 1 South 60 deg 23 min 29 sec West 230.00 feet to an iron pin at the northwesterly corner of said LOT 1; thence with the common line between said LOT 1 and LOT 2 South 31 deg 06 min 23 sec East160.00 feet to the point of beginning, containing 4.415 acres, or 192, 330 square feet, more or less.

Being property conveyed to E.B. Smith, Jr. as follows:

PARCEL 32 being the same property conveyed to E.B. Smith, Jr. by deed from WALCO NATIONAL CORPORATION of record in Book 4653, Page 444, and described therein as TRACT NO. 3;
PARCEL 33 being part of the property conveyed to E.B. Smith, Jr. by deed from Carnell Realty Company of record in Book 4229, Page 887;
PARCELS 35, PARCEL 35.01, and PARCEL 37 being part of the property conveyed to E.B. Smith, Jr. by deed from James W. Stewart and wife, Sybil D. Stewart, of record in Book 5239. Page 1;
PARCEL 48 being property conveyed to E.B. Smith by two deeds; one being the same property conveyed by deed from E.B. Smith Chevrolet, Inc. of record in Book 4229, Page 883; and the second being part of the same property conveyed by deed from Camell Realty Company of record in Book 4229, Page 887;
PARCEL 223 being part of the same property conveyed to E. B. Smith, Jr. by deed from Camell Realty Company of record in Book 4229, Page 887; And all of the above being of record in the Register's Office for Davidson County, Tennessee;
PARCEL 224 being part of the same property, Alley No. 258, conveyed to the adjacent owner, E. B. Smith, Jr. by the Metropolitan Government of Nashville and Davidson County by the closing, vacating, and abandoning of Alley No. 258 of record in Council Bill 72-104, City Clerk's Office for Metropolitan Government of Nashville and Davidson County, Tennessee;

And also, being that part of Alley No. 258, conveyed to the adjacent owner, E. B. Smith, Jr. by the Metropolitan Government of Nashville and Davidson County by the closing, vacating, and abandoning of Alley No. 258 of record in Council Bill 65-559, City Clerk's Office for Metropolitan Government of Nashville and Davidson County, Tennessee.

Being the same property conveyed by E. B. Smith, Jr. to Morris Thurman, Jr. by Installment Deed dated January 9, 2004, of record in Instrument No. 20040109-0004033, Register's Office for Davidson County, Tennessee.