Davidson County DEEDQC
Recvd: 10/29/08 10:59 3 pgs
Fees:17.00 Taxes:0.00
20081029-0107847

THIS INSTRUMENT PREPARED BY:
Carson W. Beck, Attorney at Law BPR# 18334
BECK & BECK, Attorneys at Law, PLLC
4205 Gallatin Road
Nashville, TN 37216

Send tax bills to:
ADDRESS OF OWNERS:
Discover Madison Inc.
P.O. Box 97
Madison, TN 37116

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 1.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 29 DAY OF Oct. 20 08
Deputy Register

QUITCLAIM DEED FOR THE PURPOSE OF ESTABLISHING RESTRICTIONS TO BE IMPOSED UPON NAMED PROPERTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE, made this **15th** day of September 2008, **DISCOVER MADISON, INC.,** a Tennessee 501 (C)(3) corporation, (hereinafter referred to as "Grantor") unto **DISCOVER MADISON, INC.,** a Tennessee 501 (C)(3) corporation (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors, legal representatives and assigns where the context permits or requires).

WITNESSETH:

FOR AND **IN CONSIDERATION OF** the sum of ONE AND NO/100 DOLLARS ($1.00) and other good and valuable consideration to it in hand paid, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby forever QUITCLAIM to Grantee, its successors and assigns, all of its right, title and interest, if any, in and to that real property located in the City of Madison, County of Davidson, State of Tennessee, including any improvements thereon ("Property"), being more particularly described as follows:

Beginning at an iron pin in the southerly margin of Madison Street, said pin being the northeasterly corner of the property conveyed to Senior Citizens, Inc., by deed of record in Book 10037, Page 951 of the Registers Office of Davidson County, Tennessee;

Thence, with the northerly margin of the Senior Citizens property, South 10° 56' 00" West, 296.30 feet to an iron pin;

Thence, leaving the Senior Citizens property and along a new partition line created this survey, North 79° 04' 00" West, 164.00 feet to an iron pin;

Thence, North 10° 56' 00" East, 269.00 feet to an iron pin in the southerly margin of Madison Street;

Thence, with the southerly margin of Madison Street, South 88° 31' 00" East, 202.50 feet to the point of beginning, containing 46,347.84 square feet, or 1.064 acres, more or less.

Being a 1.064 acre tract of real property being shown on Tax Map 50-04, Parcel 238 and lying in the 11th Council District of Nashville, Davidson County, Tennessee.

Being Lot 1 of Subdivision Number 207S-074-04, recorded at the Davidson County Register of Deeds 4/5/2007, Control Number 20070405-0041093, being Re-Subdivision of Lot 2 of Section One of Madison South Central, Madison, Tennessee.

Being the property conveyed to Discover Madison, Inc., by AT& T Communications of the South Central States, a Delaware corporation, deed of record instrument number 20070508-0055390 of the Register's Office for Davidson County, Tennessee.

Subject to the restrictions that (i) the property remains open to the public and for public use as a "Visitor Center" as defined by the Tennessee Department of Transportation. Discover Madison, Inc. will staff and be responsible to manage the "Visitor Center" until the year 2028. During that period, the property is not to be sold or divested from the ownership of Discover Madison, Inc. The property must be continually used for public use and be maintained by Discover Madison, Inc. If at any time during this period Discover Madison, Inc., is unwilling or unable to maintain the "Visitor Center" requirements as set out by the Tennessee Department of Transportation, the Madison-Rivergate Area Chamber of Commerce, Inc. has the authority to continue operation of the "Visitor Center" use until 2028.

DISCOVER MADISON agrees that if funds provided by the State of Tennessee for the Project are later reclaimed, withdrawn, or ordered by the State of Tennessee or a court of competent jurisdiction determines such funds shall be repaid, returned, refunded, or otherwise compensated for, then DISCOVER MADISON, and not Metro, shall be wholly and solely responsible for providing such funds.

IN WITNESS WHEREOF, this Quitclaim Deed has been executed by Grantor as of this 24 day of Sept, 2008.

Nathan Massey
President
Discover Madison, Inc.

STATE OF TENNESSEE)
COUNTY OFDAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Grantor, **Nathan Massey, President of Discover Madison, Inc.**, and the Grantees, **Nathan Massey, President of Discover Madison, Inc.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of Sept, 2008.

Donna J. Curry
NOTARY PUBLIC

My Commission Expires: 1-3-2011

