

TO BE RECORDED IN THE REGISTER'S OFFICE FOR KNOX COUNTY, TENNESSEE.

This instrument prepared by:

Raymond E. Lacy, Attorney
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MAY 01 1997

NOTARY PUBLIC
 RAYMOND E. LACY

THE PREPARER OF THIS QUITCLAIM DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF AND NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAS BEEN MADE.

RESPONSIBLE TAXPAYER:

Name: Montcarl, LLC, Attention: John L. Montgomery
 Address: 12309 Northshore Drive
 Knoxville, Tennessee 37922

I hereby swear or affirm that the actual consideration for this transfer is \$ -0-.

John L. Montgomery, Jr.
 Affiant

Sworn to and subscribed before me, this
24 day of April, 1997.

Raymond E. Lacy
 Notary Public

My Commission Expires: 4-2-00



QUITCLAIM DEED

THIS INDENTURE, made this 24 day of April, 1997, by and between JUNE W. MONTGOMERY (aka JUNE MONTGOMERY and JANE MONTGOMERY) of Knox County, Tennessee, ("Grantor"), and JOHN L. MONTGOMERY of Knox County, Tennessee, ("Grantee").

WITNESSETH:

THAT the said Grantor for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and for other good and valuable considerations to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed, remised, released and quitclaimed and does hereby grant, bargain, sell, remise, release and quitclaim unto the said Grantee, the following premises, to-wit:

See attached Exhibit A, which is incorporated herein by reference.

Tax Parcel Identification No. 120PB-016
 Parcel Address: at Lumpsum and Ramsey Drive, Knoxville, Tenn.

and all of the estate, right, title and interest of Grantor therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing and waiving all claims to homestead, redemption and year's support. The said property is transferred to the said Grantee and the heirs, executors, administrators, representatives, successors and assigns of Grantee, forever.

THIS instrument will also acknowledge that I was the spouse of John L. Montgomery, Jr. on June 30, 1980 and the deed from Phillip Wilson and wife Betty Wilson incorrectly spelled my name as "Jane." This Quitclaim Deed is made pursuant to our Judgment of Divorce entered October 26, 1981, by the Knox County Chancery Court, Docket No. 69873.

INST: 68205 WB 2248 PG: 200
 REC'D FOR REC 05/01/1997 14:54:26 KNOX CO. TN
 RECORD FEE: \$ 12.00
 MORTGAGE TAX: \$ 0.00
 TRANSFER TAX: \$ 0.00



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 Cross Ref: WB 2248/200
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IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this the day and year first above written.

GRANTOR:

June W. Montgomery
JUNE W. MONTGOMERY

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, Joan L. Ulf, a duly
Commissioned Notary Public in and for the State and County aforesaid, JUNE W.
MONTGOMERY, with whom I am personally acquainted, and who acknowledged that she
executed the within instrument for the purposes therein contained.

Witness my hand at office this 24 day of April

Joan L. Ulf
Notary Public

My Commission Expires: 8-19-98

INST: 68205 NO 2248 PG: 201



EXHIBIT A

SITUATED in the Sixth Civil District of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being more particularly described as follows:

TO LOCATE THE POINT OF BEGINNING, COMMENCE at a pin marking the northwest corner of the terminus of Luxmore Drive and being located 292.28 feet in a southwest direction from the point of intersection of the west line of Ramsgate Drive and the north line of Luxmore Drive, said iron pin also marking the southwest corner of Lot 14, Kingston Hills, Unit 2, as recorded in Plat Book 35, page 71; thence leaving said iron pin with the terminus line of Luxmore Drive, South 5 deg. 33 min. 25 sec. West, 24.85 feet to an iron pin, being the point of BEGINNING; thence leaving the point of BEGINNING and continuing with the terminus line of Luxmore Drive and the west line of Lot 12, Kingston Hills, Unit 2, South 5 deg. 24 min. 59 sec. West, 146.61 feet to an iron pin corner to Kingston Park Subdivision thence with the line of said subdivision, North 81 deg. 54 min. 56 sec. West, 36.60 feet to an iron pin; thence North 81 deg. 59 min. 27 sec. West, 93.76 feet to an iron pin; thence North 75 deg. 44 min. 17 sec. West, 100.34 feet to an iron pin; thence North 78 deg. 00 min. 38 sec. West, 391.14 feet to an iron pin corner to Trails West Subdivision; thence with the said subdivision, North 79 deg. 49 min. 53 sec. West, 187.45 feet to an iron pin; thence North 78 deg. 25 min. 39 sec. West, 193.76 feet to an iron pin; thence North 81 deg. 38 min. 31 sec. West, 99.59 feet to an iron pin, corner to Timbers West Apartments; thence with their line, North 62 deg. 32 min. 57 sec. East, 147.17 feet to an iron pin; thence North 33 deg. 17 min. 37 sec. East, 320.08 feet to an iron pin; thence North 82 deg. 35 min. 37 sec. East, 329.66 feet to an iron pin; thence North 80 deg. 10 min. 27 sec. East, 95.85 feet to an iron pin; thence North 52 deg. 01 min. 06 sec. East, 265.68 feet to an iron pin; thence South 27 deg. 30 min. 21 sec. East, 433.80 feet to an iron pin; thence South 5 deg. 39 min. 51 sec. West, 359.47 feet to an iron pin; thence South 84 deg. 17 min. 46 sec. East, 25.01 feet to the point of BEGINNING, containing 12.361 acres, as shown on survey by Sizemore-Lynch, Surveyors, dated March 1, 1997, Project #2529.

BEING property conveyed to John L. Montgomery, Jr. by the following deeds: (1) Deed from Roy C. Huskey and wife, Ruth C. Huskey, dated January 23, 1981, and recorded in Deed Book 1726, page 621; (2) Deed from John L. Montgomery, Jr. and Agnes T. Montgomery, dated December 31, 1981, and recorded in Deed Book 1751, page 564; (3) Deed from John L. Montgomery, Jr. and Agnes T. Montgomery, dated January 30, 1982, and recorded in Deed Book 1751, page 568; (4) Deed from Oliver A. Smith, III, Trustee, et al, dated January 15, 1993, and recorded in Deed Book 2096, page 345, in the Knox County Register's Office; and BEING property conveyed to John L. Montgomery, Jr. and wife, Jane Montgomery, by deed from Tommy Philip Wilson and wife, Betty W. Wilson, dated June 30, 1980, and recorded in Deed Book 1716, page 150, in the Knox County Register's Office.


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