

Exhibit A attached

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

This instrument prepared by:

Raymond E. Lacy, Attorney
LACY & WINCHESTER, P.C.
Suite 1000, First Tennessee Plaza
800 South Gay Street
Knoxville, Tennessee 37929
Phone: (423) 637-1980 Fax: (423) 637-4489

01 1997
REGISTER OF DEEDS
KNOX COUNTY

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
Address: 12309 Northshore Drive
Knoxville, Tennessee 37922



Instr: 199705010035438
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Cross Ref: WB 2248/203
Back File Automation

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

John L. Montgomery
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 22nd day of April, 1997, by and between JOHN L. MONTGOMERY, SR. and wife AGNES T. MONTGOMERY of Knox County, Tennessee, ("Grantor"), and MONTCARL, LLC, a Tennessee Limited Liability Company, of Knox County, Tennessee, ("Grantee").

WITNESSETH:

THAT the said Grantors 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, have granted, bargained, sold, conveyed, remised, released and quitclaimed and do 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. 120 PB 016
Parcel Address: at Lymore and Ramsey Drives, Knoxville, Tenn.

and all of the estate, right, title and interest of Grantors 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.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this the day and year first above written.

GRANTOR:

John L. Montgomery
JOHN L. MONTGOMERY, SR.

Agnes T. Montgomery
AGNES T. MONTGOMERY

INST: 68206 WB 2248 PG: 203
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

STATE OF TENNESSEE

COUNTY OF KNOX

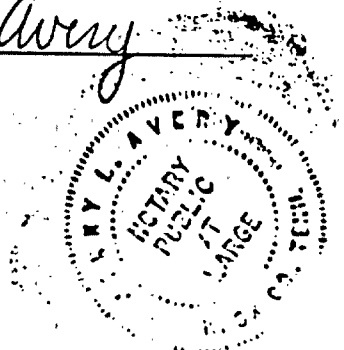
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Personally appeared before me, JENNY L. AVERY, a duly
Commissioned Notary Public in and for the State and County aforesaid, JOHN L.
MONTGOMERY, SR. and wife AGNES T. MONTGOMERY, with whom I am personally
acquainted, and who acknowledged that they executed the within instrument for the purposes
therein contained.

Witness my hand at office this 22nd day of April, 1997.

My Commission Expires: June 28, 2000

Jenny L. Avery
Notary Public



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INST: 68206 NB 2248 PG: 204

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.

INST: 68206 MD 2248 PG: 205



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