

Source of Grantor's interest in real property herein described: Quitclaim Deed of record in Deed Book 2096, Page 345, in the Office of the Register of Deeds for Knox County, Tennessee.

County Property Assessor's Property Identification No: CLT #6W-120PB, Parcel 016.

This Instrument was Prepared By:
LONDON, AMBURN & THOMFORDE, P.C.
1716 Clinch Avenue
Knoxville, Tennessee 37916
(615) 637-0203 (DJM)

COUNTERSIGNED

STEVE HALL
REGISTER OF DEEDS
KNOX COUNTY

MAY 01 1997

QUITCLAIM DEED

This Quitclaim Deed is made and entered into as of the 29th day of April, 1997, by JOHN L. MONTGOMERY, JR. and wife, GALE B. MONTGOMERY (hereinafter referred to as the "Grantor"); and MONTCARL, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has released and QUITCLAIMED, and does hereby release and QUITCLAIM unto the said Grantee that certain real property described in Exhibit A attached hereto and incorporated herein by reference, and all of the estate, right, title and interest of Grantor therein, with the hereditaments and appurtenances thereto appertaining.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

Gale B. Montgomery has no interest in the property described herein and has joined in this quitclaim solely to satisfy title insurance requirements.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal that date first above written.

John L. Montgomery, Jr.
John L. Montgomery, Jr.

Gale B. Montgomery
Gale B. Montgomery

STATE OF TENNESSEE)
COUNTY OF KNOX)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared JOHN L. MONTGOMERY, JR., ~~and GALE B. MONTGOMERY~~ to me known, or proved to me on the basis of satisfactory evidence, to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal, this 29th day of April, 1997.

Raymond E. Logan
Notary Public

My Commission Expires:

7-2-00



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Cross Ref: WB 2248/206
Back File Automation

INST: 68207 MB 2248 PG: 206
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

I hereby swear or affirm that the actual consideration for this Quitclaim Deed is \$1.00.

Subscribed and sworn to before me this 29th day of April, 1997.

John Montgomery Jr.
Affiant

My Commission Expires: 4-7-00

Raymond E. Lacy
Notary Public

Name and Address of Property Owner and Person or Entity responsible for payment of real property taxes:

Montcarl, LLC
12309 Northshore Drive
Knoxville, Knox County, Tennessee 37922

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ON THIS EXHIBIT A. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

STATE OF TENNESSEE

COUNTY OF KNOX

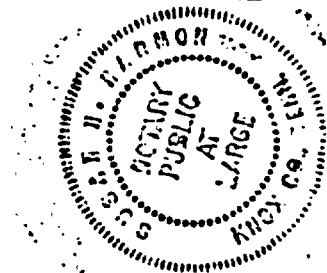
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Personally appeared before me, Susan H. Harmon, a duly Commissioned Notary Public in and for the State and County aforesaid, **GALE B. MONTGOMERY**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of April, 1997.

Susan H. Harmon
Notary Public

My Commission Expires: 11/29/99



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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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