Buyer + Seller
The Sycamores
1441 Tiberian Road
Nashville

94
79 PW

QUITCLAIM DEED

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WHEREAS, by instrument of record in Deed Book 4571, Page 595, Register's Office of Davidson County, Tennessee, NATIONAL CHRISTIAN MISSIONARY CONVENTION, a Tennessee Corporation, conveyed unto J. D. DAVIS a certain tract of 15.13 acres, more or less, lying in the Third Civil District of Davidson County, Tennessee; and

WHEREAS, said property was conveyed to J. D. Davis, as an individual, but he was, in fact, holding said tract of land in trust for The Sycamores, a limited partnership, whose certificate of limited partnership is recorded in Deed Book 4642, Page 938, Register's Office of Davidson County, Tennessee, and said above referenced deed is attached as an exhibit to said partnership agreement under Schedule I; and

WHEREAS, it is the desire of all parties to properly vest title in the limited partnership above mentioned; and

WHEREAS, J. D. DAVIS and ALLEN MURPHY own a tract of land lying immediately south of the above mentioned 15.13-acre tract and title to said tract is held by J. D. DAVIS and ALLEN MURPHY as partners; and

WHEREAS, it is the desire of J. D. DAVIS and ALLEN MURPHY to convey unto THE SYCAMORES, a limited partnership, two easements for roadway purposes along their north property line.

NOW, THEREFORE, for and in consideration of the sum of ONE DOLLAR, cash in hand paid by THE SYCAMORES, a limited partnership, the receipt of which is hereby acknowledged, J. D. DAVIS has bargained and sold and by these presents does transfer and quitclaim unto THE SYCAMORES, a limited partnership, the following described tract of land and easements, said tract of land and easements are described in Schedule A attached hereto.

LOUISE S. DAVIS, wife of J. D. DAVIS, joins in this conveyance for the purpose of conveying any and all marital rights she may or may not have in said above described property.

J. D. Davis
J. D. DAVIS, INDIVIDUALLY

Louise S. Davis
LOUISE S. DAVIS

J. D. Davis Partner
J. D. DAVIS, PARTNER

PREPARED BY:

Jimmie D. Hawkins, Atty.

EXHIBIT "A"

Land in the 3rd Civil District of Davidson County, Tennessee, being the north 15.13 acres of a 27.08 acre tract of land as shown on the Plan of The Sycamores, as of record in Plat Book 4460, page 75, and revised in Plat Book 4460, page 95, Register's Office for said County, described as follows:

BEGINNING at a concrete monument lying on the southerly margin of Lebanon Pike, said concrete monument further described as lying on the westerly right-of-way of the L & N Railroad; thence leaving the said southerly margin of Lebanon Pike and running with the said westerly right-of-way of the L & N Railroad south 4° 04' East a distance of 644.65 feet to a concrete monument; thence around a spiral curve, having a curve degree of 4° 04.64' to the right a distance of 226.63 feet to a concrete monument; thence around a curve having a radius of 1,355.22 feet, to the right, a distance of 333.67 feet to a concrete monument in the north line of J. D. Davis and Allan Murphy's property; thence leaving the said westerly right-of-way of the L & N Railroad and along J. D. Davis and Allan Murphy's north line, North 79° 19' 29" West, a distance of 771.54 feet to a concrete monument lying on the east property line of the Margie Lee Hunter Property, as of record in Book 3910, page 461, Register's Office for Davidson County, Tennessee; thence running with the said easterly property line of Margie Lee Hunter, North 1° 37' 18" East a distance of 430.11 feet to a concrete monument; thence North 1° 35' 28" West 69.89 feet to a concrete monument in Harriet Campbell's south property line, as of record in Will Book 39, page 4, County Court Clerks Office for Davidson County, Tennessee; thence with Harriet Campbell's south line North 79° 17' 6" East 400 feet to a concrete monument in Harriet Campbell's easterly line; thence with Harriet Campbell's easterly property line North 1° 35' 28" West 415.0 feet to a concrete monument in the southerly margin of Lebanon Pike; thence running with the southerly margin of Lebanon Pike North 79° 17' 06" East 361.64 feet to the point of beginning, containing 15.13 acres, or 659,000 square feet.

TOGETHER with the following easements:

Easement No. 1: Land in the 3rd Civil District of Davidson County, Tennessee, described as follows:
COMMENCING at a concrete monument lying on the southerly margin of Lebanon Pike, said concrete monument further described as lying on the westerly right-of-way of the L & N Railroad; thence leaving the said southerly margin of Lebanon Pike and running with the said westerly right-of-way of the L & N Railroad south 4° 04' East a distance of 644.65 feet to a concrete monument; thence around a spiral curve, having a curve degree of 4° 04.64' to the right a distance of 226.63 feet to a concrete monument; thence around a curve having a radius of 1,355.22 feet, to the right, a distance of 333.67 feet to a concrete monument in the north line of J. D. Davis and Allan Murphy's property; thence leaving the said westerly right-of-way of the L & N Railroad and along J. D. Davis and Allan Murphy's north line, North 79° 19' 29" West, a distance of 30 feet to the point of beginning; thence South 20° 40' 31" West 20 feet to a point; thence North 79° 19' 29" West 200 feet to a point; thence North 20° 40' 31" East 20 feet to a point in the southerly line of The Sycamores; thence with the southerly property line of the Sycamores South 79° 19' 29" East 200 feet to the point of beginning.

continued

Easement No. 2: Land in the 3rd Civil District of Davidson County, Tennessee, described as follows:
COMMENCING at a concrete monument lying on the southerly margin of Lebanon Pike, said concrete monument further described as lying on the westerly right-of-way of the L & N Railroad; thence leaving the said southerly margin of Lebanon Pike and running with the said westerly right-of-way of the L & N Railroad south 4° 04' East a distance of 644.65 feet to a concrete monument; thence around a spiral curve, having a curve degree of 4° 04.64' to the right a distance of 226.63 feet to a concrete monument; thence around a curve having a radius of 1,355.22 feet, to the right, a distance of 333.67 feet to a concrete monument in the north line of J. D. Davis and Allan Murphy's property; thence leaving the said westerly right-of-way of the L & N Railroad and along J. D. Davis and Allan Murphy's north line, North 79° 19' 29" West, a distance of 561.54 feet to the point of beginning; thence South 20° 40' 31" West 10 feet to a point; thence North 79° 19' 29" West 50 feet to a point; thence North 20° 40' 31" East 10 feet to a point in the south property line of the Sycamores; thence with the southerly property line of the Sycamores South 79° 19' 29" East 50 feet to the point of beginning.

JAN18	MISC		A*	8.00	
JAN18	MISC		A*	.40	* 8.40

STATE OF TENNESSEE)
)
DAVIDSON COUNTY)

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Personally appeared before me, Terry Lee Cobb a Notary Public in and for said County and State, the within named J. D. DAVIS, who executed the within instrument both as an individual and a partner, and LOUISE S. DAVIS, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of January, 1974.

Terry Lee Cobb
Notary Public

My Commission Expires:
2/5/1977

TERRY LEE COBB ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

I hereby swear or affirm that the actual consideration or ~~true value~~ for this transfer, ~~whichever is greater~~, is $ 1.00. Affiant John Douglas Davis
Subscribed and sworn to before me this 18th day of Jan 19 74
Deputy Register W. Williams

C3892

IDENTIF. REFERENCE

JAN 18 11 25 AM '74

FELIX E. ROBERTSON REGISTER
DAVIDSON COUNTY, TENN.