B 0740

This Instrument Prepared By:
Sam J. McAllester, III
Bone & Crawford
A Professional Law Corporation
Vanderbilt Plaza, Suite 900
2100 West End Avenue
Nashville, Tennessee 37203

QUITCLAIM DEED

BOOK 6538 PAGE 890

Address New Owner(s) As Follows	Send Tax Bills To	Map Parcel Numbers
Oakland Commons, a Tennessee partnership	SAME	51-10-145 46 47
100 Main Street		50 51 52 53
Goodlettsville, Tennessee 37072		49 42 110-17815

WHEREAS, Oakland Commons was a Tennessee partnership composed of C. W. Tidwell, James B. Hardy, Joe Barr, Jr., Boyd H. Parsons, Jr., and Robert L. Adler; and

WHEREAS, Oakland Commons, a Tennessee partnership, purchased certain real property in Nashville, Davidson County, Tennessee, as evidenced by deeds of record in Book 6502, page 333, Book 6503, page 739, Book 6496, page 84, and Book 6457, page 459, as recorded in the Register's Office for Davidson County, Tennessee; and

WHEREAS, by a Bill of Sale dated May 17, 1985, of record in Book 6621, page 864, Register's Office for Davidson County, Tennessee, Robert L. Adler sold, transferred and conveyed to C. W. Tidwell, James B. Hardy, Joe Barr, Jr., Boyd H. Parsons, Jr. his twenty percent (20%) interest in Oakland Trace, a residential PUD to be developed by Oakland Commons and comprising part of the property owned by Oakland Commons, a Tennessee partnership; and

WHEREAS, by said Bill of Sale of record in Book 6621, page 846, Register's Office for Davidson County, Tennessee, Robert L. Adler grated an option to sell his interest in Oakland Commons, and such option has been exercised in consideration paid pursuant to the terms of said Bill of Sale; and

WHEREAS, C. W. Tidwell, James B. Hardy, Joe Barr, Jr., and Boyd H. Parsons, Jr., the remaining partners in Oakland Commons wish to exercise a quitclaim deed for purposes of vesting the real property owned by Oakland Commons in the new Tennessee partnership also known as Oakland Commons, a Tennessee partnership composed of C. W. Tidwell, James B. Hardy, Joe Barr, Jr., and Boyd H. Parsons, Jr.

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NOW, THEREFORE, in consideration of the foregoing premises and of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, C. W. Tidwell, James B. Hardy, Joe Barr, Jr., and Boyd H. Parsons, Jr., the remaining partners of Oakland Commons, a Tennessee partnership ("Grantor"), do hereby quitclaim and convey unto Oakland Commons, a Tennessee partnership composed of C. W. Tidwell, James B. Hardy, Joe Barr, Jr., and Boyd H. Parsons, Jr. ("Grantee"), its successors and assigns, all of its right, title and interest in and to certain tracts of land located in Nashville, Davidson County, Tennessee, and described as follows:

Tract I:

Beginning at an iron pin in the intersection of the southerly margin of Lewis Road with the northeast corner of Lot No. 13 of E. E. Russell's Subdivision of Lots No. 14, 15, 16, and 17 of the Herbert Anderson Tract of record in Plat Book 421, Page 37, of the Register's Office for Davidson County, Tennessee;

Thence, with the westerly margin of Lewis Road, S 2° 27' W, 500.0 feet to an iron pin; thence, N 87° 50' W, 175.0 feet to a point; thence, N 2° 27' E, 100.0 feet to a point; thence, N 87° 50' W, 175.0 feet to a point in the easterly margin of Royal Street, said point being the northwest corner of the property conveyed to William A. Cole by deed of record in Book 6347, Page 509, said Register's Office; thence, with the easterly margin of Royal Street, N 2° 27' E, 300.0 feet to a point; thence, S 87° 50' E 175.0 feet to a point; thence, N 2° 27' E, 100.0 feet to a point; thence, S 87° 50' E, 175.0 feet to the point of beginning, containing 3.2 acres, more or less.

Being a portion of the property conveyed to Oakland Commons, a Tennessee Partnership by deed from James D. McDaniel and wife, Barbara McDaniel, of record in Book 6502, Page 333, Register's Office for Davidson County, Tennessee, and the property conveyed to Oakland Commons, a Tennessee Partnership, by deed from Albert D. Panter and wife, Dorothy M. Panter, of record in Book 6457, Page 459, Register's Office for Davidson County, Tennessee.

Tract II:

Tract 1 - Land in Davidson County, Tennessee, being Lot No. 35 on the unrecorded map of a resubdivision of Lots Nos. 15, 16, 17, and 18 of the Herbert Anderson tract, of record in Book 421, page 37, Register's Office for said County, and described according to a copy of a survey thereof made by L. D. Justice, Surveyor, dated June 8, 1947, as follows: Said Lot No. 35 fronts 100 feet on the westerly margin of Royal Street and runs back between parallel lines, the northerly line with the southerly margin of Lewis Road (North) 175 feet to a dead line.

Tract 2 - Land in the 11th Civil District of Davidson County, Tennessee, more particularly described as follows: Beginning at a point in the center line of Briarville Road, at its intersection by the southerly line of Lewis Road; thence with the center line of Lewis Road, S 87° 50' E 172.9 feet to a point; thence S 2° 27' W 100 feet to a point; thence N 87° 50' W 173.1 feet to a point in the center of Briarville Road; thence with the center of said road, N 2° 37' E 100 feet to the beginning, containing .40 acre, more or less.

Being the same property conveyed to Oakland Commons Partnership by deed from R. D. McClendon and Hubert L. Baker, of record in Book 6503, page 739, Register's Office for Davidson County, Tennessee.

Tract III:

Land in Davidson County, Tennessee, and being Lots Nos. 32, 33, 34, 37, 38, and 39 on the unrecorded map of a new subdivision of Lots Nos. 14, 15, 16, and 17 of the Herbert Anderson Tract, as shown of record in Book 421, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Oakland Commons, a Tennessee Partnership by deed from Albert D. Panter and wife, Dorothy M. Panter, of record in Book 6496, page 84, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 19th day of August, 1985.

OAKLAND COMMONS, a Tennessee partnership

By: _____
C. W. Tidwell, Partner

By: _____
James B. Hardy, Partner

By: _____
Joe Barr, Jr., Partner

By: _____
Boyd H. Parsons, Jr., Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is None.

_____
AFFIANT

Subscribed and sworn to before me, this 19th day of August, 1985.

_____
NOTARY PUBLIC

My commission expires:

July 27, 1986

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Sam J. McAllester, III, a Notary Public of the State and County aforesaid, personally appeared C. W. Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Oakland Commons, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and official seal at office this 19th day of August, 1985.

NOTARY PUBLIC

My Commission Expires:

July 27, 1986

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Sam J. McAllester, III, a Notary Public of the State and County aforesaid, personally appeared James B. Hardy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Oakland Commons, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and official seal at office this 19th day of August, 1985.

NOTARY PUBLIC

My Commission Expires:

July 27, 1986

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Sam J. McAllester, III, a Notary Public of the State and County aforesaid, personally appeared Joe Barr, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Oakland Commons, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and official seal at office this 19th day of August, 1985.

NOTARY PUBLIC

My Commission Expires:

July 27, 1986

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Sam J. McAllester, III, a Notary Public of the State and County aforesaid, personally appeared Boyd H. Parsons, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Oakland Commons, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and official seal at office this 19th day of August, 1985.

NOTARY PUBLIC

My Commission Expires:

July 27, 1986

McALLESTER, III • NOTARY PUBLIC AT LARGE • STATE OF TENN.

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IDENTIFICATION REFERENCE

AUG 26 11 51 AM '85

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN