MAP DAVIDSON CO PARCEL BOOK 7090 PAGE 189

FILE IN BOX #4

FORM NO. WD-1

MORTGAGEE NAME

None

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ None

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF Dec 19 86

Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ N-O-N-E.

E. R. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF DECEMBER, 19 86.

Notary Public

MY COMMISSION EXPIRES: 10-24-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTYS., Suite 500, One Church Street Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RANDALL PHILLIPS BUILDERS, INC. (NAME)	"OWNER" (NAME)	26-16-1
2910 Kraft Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	27-13-10
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, I, E. R. PHILLIPS

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND BY THESE PRESENTS DO HEREBY CONVEY UNTO RANDALL PHILLIPS BUILDERS, INC.,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

FOR COMPLETE LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THE subject property is not the principal place of residence of the Grantor herein.

REC'D DEC 22 1986 AT 11:14 REC. IN Deed BOOK 531 PAGE 169
KATHRYN BROWN, REGISTER SUMNER COUNTY, TENN.

KATHRYN BROWN, REG.
SUMNER COUNTY, TENN.
RECORDING 16.00
STATE TAX $ Exempt
REG. FEE $
TOTAL $ 16.00
REC NO. 088336

ENTERED

DEC 22 1986

THOMAS C. MARLIN
TAX ASSESSOR

79625

IDENTIFICATION REFERENCE

Dec 31 2 50 PM 1986

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

12/31 - CHECK.

3291

unimproved (X)
This is improved ( ) property, known as Cumberland Hills Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

Witness my hand this 18 day of December, 1986

E. R. PHILLIPS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. R. PHILLIPS,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22 day of December, 1986.

Commission expires 10-24-88

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

QUITCLAIM DEED

FROM

E. R. PHILLIPS, one-half undivided interest

TO

RANDALL PHILLIPS BUILDERS, INC.

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

EXHIBIT "A"

TRACT NO. 1

LAND in the 10th Civil District of Davidson County, Tennessee, being the property shown as Parcel No. 1 on Map 26-16 of the Property Map, record system for said County, and being more fully described as follows:

BEGINNING at a point on the northerly right-of-way of the L & N Railroad Property at the Southeast corner of Lot No. 1 on the Plan of Phillips Ranch Subdivision of record in Book 5060, Page 35, Register's Office for said County; thence, with the northeasterly line of said Lot No. 1, North 47 deg. 24' West 497.26 feet to a point in the northerly margin of Cumberland Hills Drive at its terminus as shown on said Plan; thence, with said margin of said Drive, South 42 deg. 36' West 356.79 feet to a point at the Southeast corner of Lot No. 35 on the Plan of North Hills Estates, Section Four, of record in Book 3842, Page 229, said Register's Office; thence, with the northeasterly line of said Lot No. 35 and Lot No. 27 and reserve Parcels "A" and "B" on the Plan of North Hills Estates, Section Three, of record in Book 3842, Page 185, said Register's Office, and the southwesterly part of Lot No. 18 and the northeasterly side line of reserve Parcel "B" on the Plan of North Hill Estates, Section Two, of record in Book 3700, Page 51, said Register's Office: the following courses and distances; North 53 deg. 19' 50" West 226.93 feet; North 53 deg. 48' 20" West 774.23 feet; North 53 deg. 38' West 450.34 feet to a point at the Southeast corner of Reserve Parcel "A" on the Plan of North Hill Estates, Section Two, of record as aforesaid, and the southwesterly corner of the property conveyed to E. R. Phillips and wife, Louise T. Phillips, by Deed of record in Book 4902, Page 228, said Register's Office; thence, with the curve of the proposed extension of Spring Branch Drive, having a radius of 625.0 feet in a northerly direction 117.70 feet to a point at the Southwest corner of the property conveyed to E. R. Phillips and wife, Louise T. Phillips, by Deed of record in Book 4902, Page 99, said Register's Office; thence, continuing with said margin the proposed extension of Spring Branch Drive and with the curve thereof, having a radius of 625 feet, northwardly 202.00 feet to a point and continuing with the said margin of said proposed extension of Spring Branch Drive, North 45 deg. 05' 30" East 98 feet to a point; thence, leaving said margin of said proposed extension of said Drive, North 44 deg. 54' 30" West 465.00 feet; thence, North 77 deg. 12' West 200.00 feet to a point; thence, South 68 deg. 48' 40" West 321.09 feet to a point; thence, South 36 deg. 22' West 128.60 feet to a point in the northerly line of the property conveyed to Marion H. King and wife, of record in Book 5687, Page 673, said Register's Office; thence, with said line, North 53 deg. 28' West 662 feet, more or less, to a point in the Southeast rear corner of Lot No. 1 on the Plan of the Re-Subdivision of Lots 1, 2, 3, 4 and 5 of Mansker Meadows, Section One, of record in Book 2854, Page 6, said Register's Office; thence, with the rear line of said Lot No. 1, North 57 deg. 34' East 260 feet to a monument in the southerly margin of an unnamed roadway; thence, with said margin southeastwardly 110 feet to a point at the terminus of said road; thence, with said terminus and the rear line of Lot No. 2 on said Plan, North 57 deg. 22' East 227 feet to a point at the Southwest rear corner of Lot No. 3 on said Plan; thence, South 34 deg. 15' East 56.9 feet to a point; thence, North 57 deg. 07' East 145.08 feet to a point; thence, North 32 deg. 44' West 24.4 feet to a point at the Southwest rear corner of Lot No. 4 on said Plan; thence, with the rear lot line of Lots Nos. 4 and 5 on said Plan, North 69 deg. 34' East 153.6 feet to a point at the Southwest corner of Lot No. 6 on the Plan of Mansker Meadows, Section One, of record in Book 2331, Page 45, said Register's Office; thence, with the rear line of Lots Nos. 6 through 17, northeastwardly 1542.4 feet to a point at the southeasterly rear corner of Lot No. 17 on said Plan at the common rear corner of Lot No. 19 on the Plan of Mansker Meadows, Section Two, of record in Book 2663, Pages 15 and 16, said Register's Office; thence, South 61 deg. East 120.5 feet to a point; thence, South 22 deg. 09' East 220 feet to a point in the northerly terminus of Mansker Drive as shown on the Plan of Mansker Meadows, Section Three, of record in Book 2900, Page 26, said Register's Office; thence, with the westerly line of said Section Three, South 22 deg. 15' East 230 feet; thence, South 27 deg. 44' West 144.7 feet; thence, South 12 deg. 44' East 754.75 feet; thence, South 57 deg. 08' East 420.14 feet to a point in the Southwest rear corner of Lot No. 72 on said Plan; thence, South 44 deg. 13' East 178.14 feet to a point; thence, South 62 deg. 21' East 227.4 feet to a point at the Southeast corner of Lot No. 71 on said Plan in the westerly margin of Cumberland Hills Drive; thence, with said right- of-way and with a slight curve to the right having a radius of 625 feet, southwardly 264.2 feet, more or less, to a point in the southerly terminus of said Drive; thence, North 84 deg. 13' East 287.81 feet, more or less, along with the terminus of said Drive and the rear lines of Lots Nos. 70

and 69 on said Plan; thence, with rear lines of Lots Nos. 68 and 69, North 37 deg. 21' East 220.96 feet to a point in the westerly line of Lot No. 39 on the Plan of Mansker Meadows, Section Two; thence, with the westerly line of said Lot No. 39, South 27 deg. 39' East 552.2 feet to a monument in the northerly right-of-way of L & N Railroad Company Property; thence, with said L & N Railroad Company Property, southwestwardly 1350 feet, more or less, to the point of beginning.

TRACT NO. 2

BEING a 5.15 acre tract shown as Parcel No. 10 on the Property Maps of Metropolitan Government of Davidson County as on Map 27-13 and bounded generally on the North by the Louisville and Nashville Railroad Company Property and on the South by Mansker Creek and the Cumberland River.

BEING part of the same property conveyed to E. R. Phillips and Charles Phillips by Deed from G. L. Comer, Trustee, of record in Book 2300, Page 87, Register's Office for said County. The said Charles Phillips having since died and Mary Phillips Thompson being the only heir-at-law of the said Charles Phillips. The said Mary Phillips Thompson having since conveyed her one-half undivided interest to Randall Phillips Builders, Inc.

