FROM: FROM:
GEARY J. GREER et ux L. Kenneth Johnson, Trustee
TO: AND TO
L. Kenneth Johnson, Trustee GEARY J. GREER et ux

BOOK 10051 PG 1

This instrument prepared by: L. Ken Johnson, Att., Bar #2540
302 Moss Trail Goodlettsville
Tennessee, 37072

ADDRESS NEW OWNER: SEND TAX BILLS TO: MAP/PARCEL NO.:
GEARY J. GREER et ux same 6-7
3330 Greer Road Mortgagee:
Goodlettsville, Tn. 37072 None
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

X Geary J. Greer
GEARY J. GREER

Subscribed and sworn to before me this the 14th day of May, 1996.

Kenneth D. Johnson
Notary Public

My comm. exp. 9-27-97

## QUIT-CLAIM DEED

FOR AND IN CONSIDERATION of consolidation of realty (and no monetary consideration) and for the express purpose of making a reconveyance to create a tenancy in the entirety and to consolidate and create tracts according to said Survey in GRANTEES, We, GEARY J. GREER and wife, DEBRA D. GREER by these presents do hereby quitlaim and convey unto L. Kenneth Johnson, Trustee, his successors and assigns, all our interest in the following described tract or parcel of land, to wit:

Land in the 11th Councilmatice District and shown on a Tract Survey by Tommy E. Walker, RLS 1465, Drawing No. 042396. April 23, 1996, as Tracts 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and 21 on the Geary Greer Farms, and said survey is attached hereto and incorporated by reference as if copied verbatim.

Being the same property conveyed to Geary J. Greer et ux by deed from Louis J. Greer of record in Book 5050, Page 114, and by deed from Louis J. Greer to Geary James Greer of record in Book 5062, Page 63, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, easements, restrictions and encumbrances as may affect the premises.

AND NOW, I, the said L. Kenneth Johnson, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim unto GEARY J. GREER and wife, DEBRA D. GREER, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, easements and

encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 14th day of May, 1996, AT Goodlettsville, Tennessee.

GEARY J. GREER

DEBRA D. GREER

Trustee

BOOK 10051 PG 2

State of Tennessee
County of Davidson

Personally appeared before me,the undersigned, a Notary Public at large, GEARY J. GREER and wife, Debra D. Greer, the bargainors with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained at Goodlettsville, Tennessee this the 14th day of May, 1996.

Notary Public

My comm. exp. 9-27-97

State of Tennessee
County of Davidson

Personally appeared before me,the undersigned, a Notary Public in and for said County and State, L. Kenneth Johnson, Trustee, the bargainor with whom I am personally acquainted and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained at Goodlettsville, Tennessee this the 14th day of May, 1996.

Notary Public

My comm. exp. 9-27-97

This is improved property known as Geary .Greer Farm, Greer Road, Goodlettsville, Tn. 37072.

0181997
IDENTIF. ← REFERENCE

96 MAY 15 AM 8:18
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

13.00

Q. C. DEED GREER PAGE 2

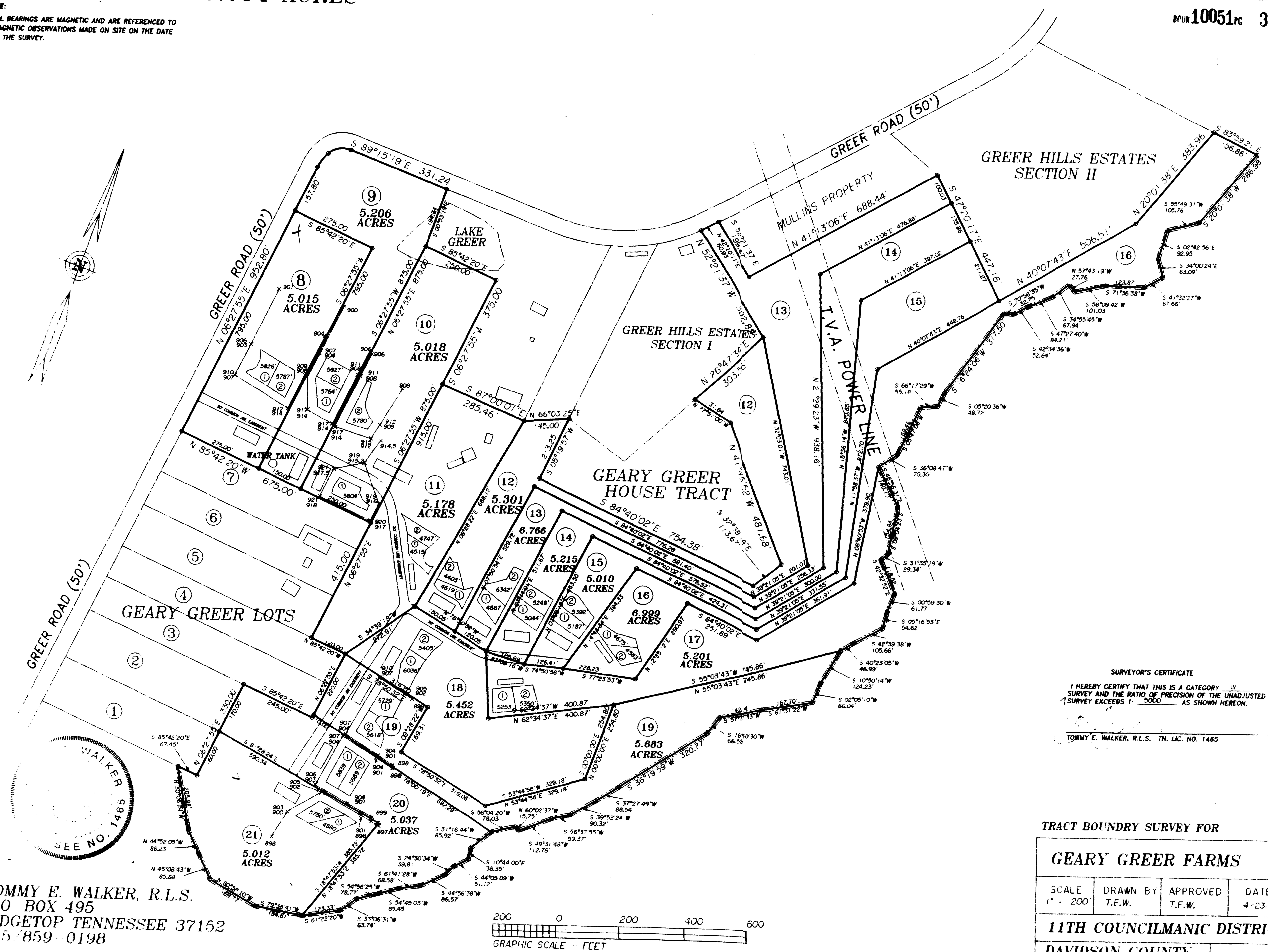
Book 10051 Page 3

MAP

# PLAT CONTAINS 76.094 ACRES

NOTE:
ALL BEARINGS ARE MAGNETIC AND ARE REFERENCED TO MAGNETIC OBSERVATIONS MADE ON SITE ON THE DATE OF THE SURVEY.






SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY III SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1: 5000 AS SHOWN HEREON.

TOMMY E. WALKER, R.L.S. TN. LIC. NO. 1465


TOMMY E. WALKER, R.L.S.
P O BOX 495
RIDGETOP TENNESSEE 37152
615/859-0198


TRACT BOUNDRY SURVEY FOR

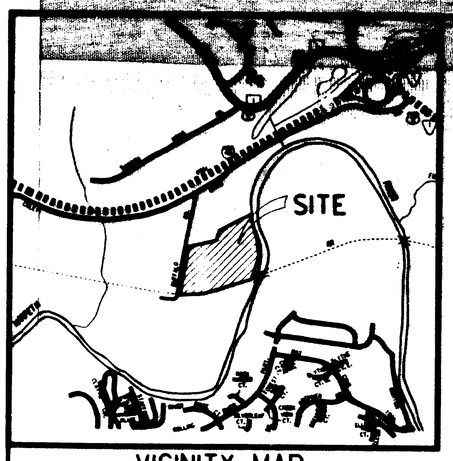
## GEARY GREER FARMS

| SCALE | DRAWN BY | APPROVED | DATE |
|---|---|---|---|
| 1" = 200' | T.E.W. | T.E.W. | 4-23-96 |

11TH COUNCILMANIC DISTRICT

| DAVIDSON COUNTY TENNESSEE | DRAWING NO. 042396 |
|---|---|

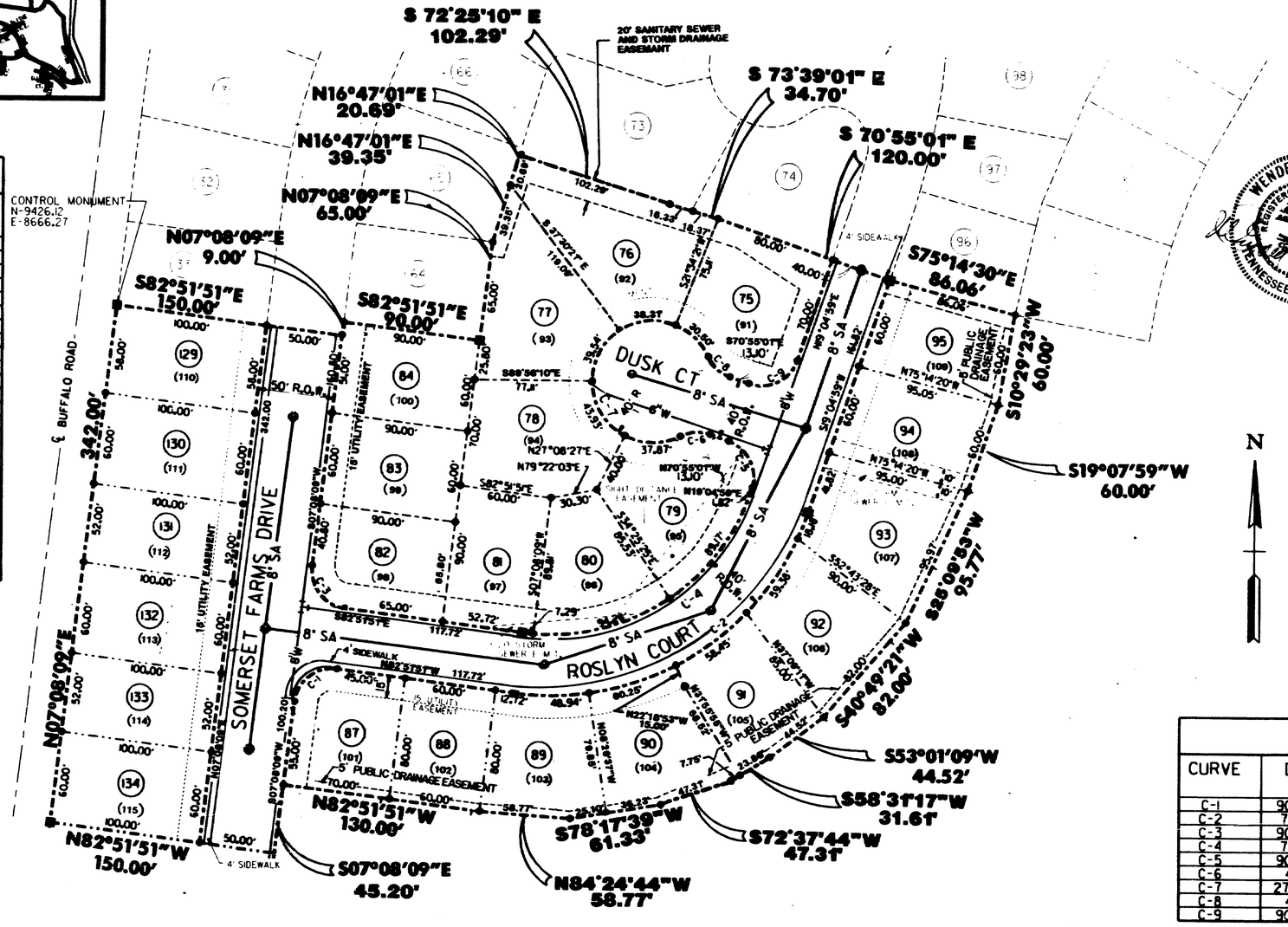
SOMERSET FARMS SECTION THREE
BOOK 7900, PAGE 141, R.O.D.C., TN.




VICINITY MAP
N.T.S.

| LOT TABLE | | |
|---|---|---|
| LOT NO. | AREA (S.F.) | MAX. LOT BLDG. COVERAGE (43%) |
| 75 | 7178 | 3084 |
| 76 | 8201 | 3526 |
| 77 | 7167 | 3082 |
| 78 | 6679 | 2872 |
| 79 | 7136 | 3068 |
| 80 | 5517 | 2372 |
| 81 | 5400 | 2322 |
| 82 | 5788 | 2489 |
| 83 | 5400 | 2322 |
| 84 | 5400 | 2322 |
| 87 | 5466 | 2350 |
| 88 | 4800 | 2064 |
| 89 | 5843 | 2512 |
| 90 | 6028 | 2592 |
| 91 | 5355 | 2303 |
| 92 | 5969 | 2567 |
| 93 | 7029 | 3022 |
| 94 | 5685 | 2445 |
| 95 | 5418 | 2330 |
| 129 | 5800 | 2494 |
| 130 | 6000 | 2580 |
| 131 | 5200 | 2236 |
| 132 | 6000 | 2580 |
| 133 | 5200 | 2236 |
| 134 | 6000 | 2580 |

CONTROL MONUMENT
N-9426.12
E-8666.27



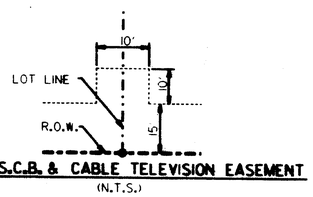

## NOTES:

1. THIS IS A CATEGORY I (URBAN) LAND SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.
2. BEARINGS SHOWN HEREON ARE BASED ON PREVIOUSLY RECORDED PLAT OF PUD BOUNDARY PLAT OF SOMERSET FARMS OF RECORD IN BOOK 6900, PG 972, R.O.D.C.
3. THE REQUIREMENTS OF ORDINANCE 084-142 WILL APPLY TO THE RECORDING OF THIS SUBDIVISION PLAT.
4. SEE BOOK 8566, PG 11 FOR DECLARATION OF COVENANTS AND RESTRICTIONS REGARDING OPEN SPACES.
5. ONLY OBSTRUCTIONS PERMITTED BY SECT. 23.43 OF THE METROPOLITAN ZONING ORDINANCE ARE PERMITTED OUTSIDE THE BUILDING ENVELOPE OF A PLANNED UNIT DEVELOPMENT.
6. NO BUILDING PERMIT MAY BE ISSUED ON ANY LOT UNTIL STREET NAME SIGNS ARE INSTALLED AND VERIFIED BY TH EDEPARTMENT OF TRAFFIC AND PARKING ON ALL STREETS ON WHICH THE LOT DEPENDS FOR ACCESS.
7. MINIMUM BUILDING SETBACK LINES SHALL BE DETERMINED BY THE METROPOLITAN ZONING REGULATIONS.
8. THIS PLAT IS BEING RECORDED AS PART OF A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT ENACTED BY ZONING ORDINANCE NO. 82-1102.
9. NO PORTION OF THIS PROPERTY LIES WITHIN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AS SHOWN ON FEMA FLOODWAY AND FLOOD BOUNDRY MAP MINIMUM PANEL NO. 470040-0254 DATED JUNE 15, 1982.
10. **THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF SOMERSET FARMS, SECTION 4, PHASE 1, AS RECORD IN BOOK 9700, PAGE 142, R.O.D.C.**

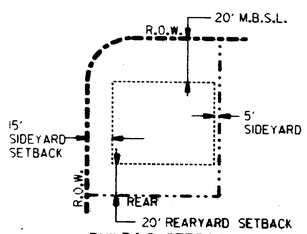
Property / subdivision boundary
Building set back line
Easement
New Monument
Existing monument
Iron pipe set
Iron pipe found
Lot number
Property / map parcel number
Pertaining to property / map
Existing Zoning

(116)
149-7-B
RIO RES P.U.D.

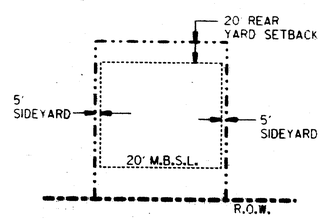
FUTURE DEVELOPMENT




N.E.S., S.C.B. & CABLE TELEVISION EASEMENT
(N.T.S.)




BUILDING SETBACK
TYPICAL CORNER LOT
(N.T.S.)




BUILDING SETBACKS
TYPICAL LOT
(N.T.S.)

SETBACK DETAILS

**TOTAL AREA OF THIS PLAT 195,271 S.F.± OR 4.48 ACRES±**

## BENCHMARK

U.S.G.S. F-28
S.W. CONCRETE WALL IN R.R. BRIDGE OVER HARPETH RIVER
ELEV. 560.62

N

50 25 0 25 50 100
SCALE: 1" = 50'

## OWNER'S CE

LAW:
BY:

## SURVEYOR'S

I, THE UNDERSIGNED, HEREBY
BEST OF THE KNOWLEDGE
SURVEY HAVING AN
TRUE AND CORRECT
INDICATED, ALL
STREET MONUMENTS

BARGE, WAGGONER,
NASHVILLE, TENNESSEE

BY:
TENN. LIC. NO.

WENDELL H. TALLEY, SR.
REGISTERED LAND SURVEYOR
TENNESSEE NO. 785

## COMMISSION'S APPROVAL

APPROVED BY THE MET
DAVIDSON COUNTY, TENN.

BY: J. Jeff Browning
SECRETARY

SUBDIVISION NO.: 95S - 245G

PART OF MASTER PLAN: 151 - 82 - G

## RECORD

RECORDED MAY 15th, 1996 9700 PAGE 151
REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH | CHORD | CHORD BEARING | TANGENT |
| C-1 | 90°00'00" | 25.00' | 39.27' | 35.36' | S 52°08'09" E | 25.00' |
| C-2 | 78°03'10" | 180.00' | 245.21' | 226.68' | S 36°06'34" W | 147.82' |
| C-3 | 90°00'00" | 25.00' | 39.27' | 35.36' | N 37°51'51" W | 25.00' |
| C-4 | 78°03'10" | 140.00' | 190.72' | 176.31' | N 36°06'34" E | 115.48' |
| C-5 | 90°00'00" | 25.00' | 39.27' | 35.36' | N 52°08'09" E | 25.00' |
| C-6 | 46°11'13" | 25.00' | 20.15' | 19.61' | S 84°45'42" W | 10.66' |
| C-7 | 272°22'26" | 40.00' | 190.15' | | | |
| C-8 | 46°11'13" | 25.00' | 20.15' | 19.61' | S 37°45'28" E | 10.66' |
| C-9 | 90°00'00" | 25.00' | 39.27' | 35.36' | N 52°08'09" E | 25.00' |

**FIRST REVISION**

# SOMERSET FARMS SECTION 4 PHASE 1

## COLEY DAVIS ROAD AND BUFFALO ROAD

**FIRST CIVIL DISTRICT**
**TWENTY-THIRD COUNCILMANIC DISTRICT**
**NASHVILLE, DAVIDSON COUNTY, TENNESSEE**

**OWNER**
**SOMERSET FARMS A TENNESSEE JOINT VENTURE**
309 WHITE BRIDGE ROAD
NASHVILLE, TN 37205

**SURVEYOR**
**BARGE, WAGGONER, SUMNER AND CANNON, INC.**
162 THIRD AVENUE NORTH
NASHVILLE, TN 37201
(615)254-1500