Mail

This Instrument Prepared By:
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

QUITCLAIM DEED BOOK 10472 PG 623

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
Phillips-Strinich Partners 5207 Harding Road Nashville, TN 37205	Same	130-1/50.01

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ -0- .

Cynthia Ann Phillips Strinich
Affiant

Subscribed and sworn to before me, this the 27th day of May, 1997.

Notary Public

My commission expires: 1/22/01

JOE VAULX CROCKETT, III NOTARY PUBLIC AT LARGE STATE OF TENN.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by PHILLIPS-STRINICH PARTNERS, a Tennessee general partnership ("Grantee"), and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, JAMES E. LAWSON (a/k/a James E. Lawson, Jr.), DOROTHY LAWSON LANCASTER, GENEVA LAWSON HATCHER, POWELL W. PHILLIPS, JR. and CYNTHIA ANN PHILLIPS STRINICH (a/k/a Cynthia Ann Phillips Strinach) (collectively, "Grantors"), do hereby quitclaim, transfer and convey to Grantee all of our interest in and to the following parcel of real estate located in Nashville, Davidson County, Tennessee, described as follows:

See Exhibit A, attached hereto and incorporated herein by reference

This is unimproved property located at 5207 Harding Road, Nashville, Davidson County, Tennessee. The property is commercial/investment property and is not the Grantors' residence.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

IN WITNESS WHEREOF, we have hereunto set our hands this 27th day of May, 1997.

James E. Lawson

Powell W. Phillips, Jr.

Dorothy Lawson Lancaster

Cynthia Ann Phillips Strinich

Geneva Lawson Hatcher

6877 05/30 0101 03CHECK 20.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joe Vaulx Crockett IV, a Notary Public in and for said County and State, the within-named JAMES E. LAWSON, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 27th day of May, 1997.

1/27/01
My Commission Expires

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joe Vaulx Crockett IV, a Notary Public in and for said County and State, the within-named DOROTHY LAWSON LANCASTER, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 27th day of May, 1997.

1/27/01
My Commission Expires

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joe Vaulx Crockett III, a Notary Public in and for said County and State, the within-named POWELL W. PHILLIPS, JR., the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 27th day of May, 1997.

1/27/01
My Commission Expires

Joe Vaulx Crockett III
Notary Public

JOE VAULX CROCKETT, III NOTARY PUBLIC AT LARGE STATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joe Vaulx Crockett III, a Notary Public in and for said County and State, the within-named CYNTHIA ANN PHILLIPS STRINICH, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 27th day of May, 1997.

1/27/01
My Commission Expires

Joe Vaulx Crockett III
Notary Public

JOE VAULX CROCKETT, III NOTARY PUBLIC AT LARGE STATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joe Vaulx Crockett III, a Notary Public in and for said County and State, the within-named GENEVA LAWSON HATCHER, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 27th day of May, 1997.

1/27/01
My Commission Expires

Joe Vaulx Crockett III
Notary Public

JOE VAULX CROCKETT, III NOTARY PUBLIC AT LARGE STATE

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EXHIBIT A

Deed to Phillips-Strinich Partners

BEING a parcel of land in the First Civil District, Davidson County, Tennessee, located on the easterly margin of Harding Road between Harding Place and Leake Avenue, being lots 9, 10, 11 and the north 35 feet of lot 12 of the H. B. Alexander subdivision, of record in Book 843, page 27, Register's Office for Davidson County, Tennessee, and a part of lot 160 of the Bransford Realty Company's Belle Meade Links subdivision, of record in Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point on the east right-of-way line of Harding Road, US 70 S, that is 48 feet east of the centerline and 123.17 feet north of the north right-of-way line of Harding Place, (formerly Westover Drive), a 50 feet right-of-way, and proceeding as follows:

WITH SAID east right-of-way line of Harding Road 41.83 feet with the arc of a curve to the right that has a radius of 4,536.0 feet, a chord bearing of N16° 50' 26"E and a chord distance of 41.827 feet to an iron pin; thence, with an offset in the right-of-way N72° 09' 57"W a distance of 8.00 feet to an iron pin; thence, with said east right-of-way line of Harding Road, 135 feet with the arc of a curve to the right that has a radius of 4,544.0 feet, a chord bearing of N18° 03' 24"E and a chord distance of 134.99 feet, to an iron pin, being the northwest corner of this tract and the southwest corner of the Annie Ruth Russell tract, Deed Book 1490, page 521; thence, with the south line of said Annie Ruth Russell tract, S68° 57' 09"E a distance of 157.30 feet to an iron pin, being the southeast corner of the Annie Ruth Russell tract and the southwest corner of the Belle Meade Galleria I Limited Partnership tract, Deed Book 8991, page 49; thence, continuing with said Belle Meade Galleria I Limited Partnership south line S68° 57' 09"E a distance of 44.07 feet to a point in the center of the west branch of Richland Creek, said point being Belle Meade Galleria I Limited Partnership southeast corner, the northeast corner of this tract, and in the west line of the Katherine Healan Baker and Commerce Union Bank, Company - Trustees tract, Deed Book 7183, page 54; thence, with the centerline of the west branch of Richland Creek, being the east line of this tract and the west line of the said Katherine Healan Baker-Commerce Union Bank tract in a general direction of S30° 41' 57"W for a distance of 298.36 feet to a point in the centerline of said Richland Creek and the north right-of-way of Harding Place (formerly Westover Drive); thence, with said Harding Place right-of-way N71° 06' 23"W a distance of 10.00 feet to an iron pin being a corner of this tract and the southeast corner of the Ilbey Kaya tract, Deed Book 8408, page 787; thence, with the east line of the said Ilbey Kaya

tract N16° 39' 09"E a distance of 130.27 feet to the northeast corner of the Ilbey Kaya tract; thence, N74° 43' 27"W with Kaya's north line a distance of 113.85 feet to the point of beginning, and continuing a total of 0.78 acres, more or less.

The foregoing description is from a survey and plat for Phillips-Strinich Partners prepared by Robert E. Taylor (R.L.S. No. 1185), White, Taylor, Walker/GM, 233 Wilson Pike, Brentwood, Tennessee 37024, dated March 5, 1997, Job No. 95-64.

The purpose of this Quitclaim Deed is to convey to Grantee title in and to the above-described property in order to facilitate the recording of the aforementioned plat prepared by White, Taylor, Walker/GM.

A portion of said property is the same property conveyed to Powell W. Phillips, Jr., and Cynthia Ann Phillips Strinich (a/k/a Cynthia Ann Phillips Strinach) by deed of record in Book 8915, page 39, said Register's Office.

A portion of said property is the same property conveyed to James E. Lawson (a/k/a James E. Lawson, Jr.) by deed of record in Book 3705, page 249, said Register's Office.

A portion of said property is the same property inherited by James E. Lawson (a/k/a James E. Lawson, Jr.), Dorothy Lawson Lancaster, and Geneva Lawson Hatcher from their mother, Dollie Louise Martin Lawson, deceased, who acquired said property by deed of record in Book 4608, page 65, said Register's Office. By an unprobated Last Will and Testament dated July 2, 1986, the said Dollie Louise Martin Lawson bequeathed her interest in all real and personal property owned by her to her then-living children, James E. Lawson, Jr., Dorothy Lawson Lancaster and Geneva Lawson Hatcher. The said Dollie Louise Martin Lawson had a fourth child, Charles Edward Lawson, Sr., who predeceased her, and whose daughter, Carrie Lawson Dillon, has quitclaimed to James E. Lawson (a/k/a James E. Lawson, Jr.), Dorothy Lawson Lancaster and Geneva Lawson Hatcher any interest she may have in the subject property by deed of record in Book 10472, page 611, said Register's Office.

James E. Lawson, Dorothy Lawson Lancaster and Geneva Lawson Hatcher have previously conveyed to GRANTEE their interest in a portion of the property described above by General Warranty Deeds of record in Book 10472, page 614, and Book 10472, page 618, said Register's Office.

03101 98
IDENTIF. ↑ REFERENCE

97 MAY 30 PM 2:55
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.