0439849

IDENTIF. # REFERENCE

(3)

This Instrument Prepared By:
Bridgehouse Title Company
William S. Carman, Sr., Attorney
109 Holiday Court, Suite C-5
Franklin, Tennessee 37064

PICK-UP

98 MAY 19 PM 12:20

REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNERS:
Danco Property Investments, LLC
109 Holiday Court, Suite B-2
Franklin, TN 37067

SEND TAX BILLS TO:
SAME

MAP AND PARCEL:
Map 172
Parcel 14

BOOK 10937 PG 843

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before
me this 15th day of May, 1998.

THOMAS SIDWELL
NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 10/12/01

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS that **WE, MARVIN E. JINNETTE AND WIFE, IVA NELLE WARD JINNETTE (MARVIN E. JINNETTE AND MARVIN EDWARD JINNETTE ARE ONE THE SAME PERSON)**, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, do hereby quitclaim all our right, title and interest in certain real estate herein below described to **DANCO PROPERTY INVESTMENTS, LLC**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described as follows to-wit:

TRACT ONE: The following described tract or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at an iron pin in the North margin of Holt Road, said pin being this tract's extreme SW corner and being the SE corner of an adjoining 25.4-acre tract formerly owned by Adelaide Caldwell Simpson and Lucien Joseph Caldwell, thence with Simpson and Caldwell's Easterly lines the following calls: N 05 degrees 15' E 333.56' to an iron pin; N 08 degrees 30' W 806.22' to an iron pin; S 84 degrees 30' E 352' to an iron pin; N 08 degrees 30' W 1018' to an iron pin in the South margin of Mt. Pisgah Road, marking this tract's extreme NW corner and Simpson and Caldwell's extreme NE corner. Thence with the South margin of Mt. Pisgah Road S 83 degrees 47' E 690.03' to an iron pin, said pin being this tract's extreme NE corner and the NW corner of property owned by Holt Hills Inc. thence with the Holt Hills Inc. property the following calls: S 15 degrees 22' E 1240.74' to an iron pin; S 10 degrees 38' E 405.90' to an iron pin; S 84 degrees 27' W 1146.24' to an iron pin; S 05 degrees 15' W 326.59' to an iron pin in the North margin of Holt Road, said

pin being also Holt Hills Inc. extreme SW corner. Thence with the North margin of Holt Road N 83 degrees 31' W 30.34' to the point of beginning, containing 35.95 acres.

Being the same property conveyed to Marvin Edward Jinnette and Iva Nelle Ward Jinnette by deed from Lucien J. Caldwell and Samuel Y. Caldwell of record in Book 5552, page 865, Register's Office for Davidson County, Tennessee.

TRACT TWO: The following described tract or parcel of land situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at a concrete monument, said monument being the southwest corner of Lot No. 6 of Mt. Pisgah Heights Subdivision, recorded in Plat Book 5210, page 302, Register's Office for Davidson County, Tennessee, and being the northwest corner of Buford Deford, et ux (Book 6357, page 860, R.O.D.C). Thence, with Deford's West line S 13 degrees 05 minutes 09" E, 265.29' to an existing iron pin, said pin being Deford's southwest corner and an interior corner of Lot No. 5 of Holt Hills Subdivision, recorded in Plat Book 5050, page 77, Register's Office for Davidson County, Tennessee. Thence, with Lot No. 5 S 12 degrees 39' 49" E 172.92 feet to an existing iron pin. Thence S 81 degrees 58' 48" W, passing the northwest corner of Lot No. 5 at 114.43', a total distance of 187.27 feet to an existing iron pin in the north line of Lot No. 4 of Holt Hills Subdivision and being the southeast corner of Marvin E. Jinnette, et ux (Book 5552, page 865, R.O.D.C.). thence, with Jinnette's east line, N 12 degrees 57' 35" W 404.23 feet to an existing 1-1/2" pipe. Thence, N 18 degrees 36' 51" W 441.97' to an existing iron pin in Jinnette's east line and the southwest corner of Lot No. 5 of Mt. Pisgah Heights Subdivision. Thence, with the south line of Lot No. 5 of Mt. Pisgah Heights S 64 degrees 15' 18" E 88.99 feet to an existing concrete monument. Thence, continuing with the south line of Lot No. 5 of Mt. Pisgah Heights Subdivision S 36 degrees 43' 03" E 165.43' to an existing iron pin, said pin being the southeast corner of Lot No. 5 of the Mt. Pisgah Heights Subdivision and a westerly corner of Lot No. 6. Thence, with the west line of Lot No. 6 of Mt. Pisgah Heights, S 36 degrees 39' 43" E 234.70' to the point of beginning, containing 2.952 acres, more or less, according to a survey made by Gregory Underwood R.L.S. #1299, dated November 29, 1990.

Being the same property conveyed to Marvin E. Jinnette and wife, Iva Nelle Ward Jinnette by deed from Samuel Y. Caldwell and Adelaide Caldwell Simpson and husband, Paul C. Simpson of record in Book 9039, page 694, Register's Office for Davidson County, Tennessee.

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

Witness our hands this 15th day of May, 1998.

Marvin E. Jinnette
MARVIN E. JINNETTE

Iva Nelle Ward Jinnette
IVA NELLE WARD JINNETTE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Marvin E. Jinnette and wife, Iva Nelle Ward Jinnette, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Franklin, Tennessee, this 15th day of May, 1998.

Notary Public

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON

My Commission Expires:

10/22/01

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