41
JC

QUITCLAIM DEED

BOOK 11674 PAGE 555

FROM: Larry T. Bryant, et al, Grantors

This instrument was prepared by:
James B. Johnson, Esq.
Farris, Warfield & Kanaday, PLC
Suite 1900
SunTrust Center
Nashville, Tennessee 37219

TO: Farokh Fani,
Grantee

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Farokh Fani ~~1512 Bell Road~~ 8129 Moores Lane F.F ~~Nashville~~, TN 37027 F.F Brentwood	Same	162-112 Field Book Numbers 05DU-32421

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is One Hundred Eighty Five Thousand and No/100 Dollars ($185,000.00).

Affiant

Sworn to and subscribed before me, this 24th day of September, 1999.

Notary Public

My Commission Expires: 7-27-2002

99 SEP 24 AM 11:13
PAUL G. BIGGS, REGISTER
DAVIDSON COUNTY, TN.

0639154
NUMBER & REFERENCE

JULIE A. CARR
NOTARY PUBLIC
AT LARGE

FOR AND IN CONSIDERATION OF the sum of One Hundred Eighty Five Thousand and No/100 Dollars ($185,000.00), the receipt and sufficiency of which are hereby acknowledged, Larry T. Bryant; Aaron B. Bryant, unmarried; Dorothy J. Carr, unmarried; Rosina B. Freeman, unmarried; Kathleen Drennon, LaVonne Allison, unmarried; John L. Bryant, unmarried; Harold L. Bryant; Nina M. Bryant, unmarried, formerly known as Nina M. Martin; Shelia Phillips; Carole M. Bryant, unmarried, Sonjia A. Bryant, unmarried, Donyon M. Bryant, Fe'Nita M. Bryant, unmarried and Dion M. Bryant (collectively the "Grantors"), heirs of James Bryant and wife, Dorothy Bryant, both deceased, and in accordance with that certain Order filed August 6, 1999 in the Chancery Court of the State of Tennessee, Twentieth Judicial District, Davidson County, Part III,

No. 99-1429-III, a certified copy being of record in Book 11664, page 935, Register's Office for Davidson County, Tennessee, as amended by that certain Amended Order filed September 17, 1999, in the Chancery Court of the State of Tennessee, Twentieth Judicial District, Davidson County, Part III, No. 99-1429-III, a certified copy being of record in Book 11668, page 64, Register's Office for Davidson County, Tennessee, do quitclaim unto Farokh Fani, unmarried (the "Grantee"), his heirs, successors and assigns, all of Grantors' rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 1512 Bell Road, Nashville, Davidson County, Tennessee.

Carole M. Bryant, Sonjia A. Bryant, Donyon M. Bryant, Fe'Nita M. Bryant and Dion M. Bryant hereby certify that they are the sole heirs of James Bryant, Jr., deceased, and that they all are of the age of majority.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Cheryl Lynn Bryant, wife of Larry T. Bryant, joins in the execution of this Quitclaim Deed in order to convey and any all marital interest she may have in and to the Property.

Royce G. Drennon, husband of Kathleen Drennon, joins in the execution of this Quitclaim Deed in order to convey and any all marital interest he may have in and to the Property.

Wanda Kay Bryant, wife of Harold L. Bryant, joins in the execution of this Quitclaim Deed in order to convey and any all marital interest she may have in and to the Property.

Gregory V. Phillips, husband of Shelia Phillips, joins in the execution of this Quitclaim Deed in order to convey and any all marital interest he may have in and to the Property.

Arva Bryant, wife of Donyon M. Bryant, joins in the execution of this Quitclaim Deed in order to convey and any all marital interest she may have in and to the Property.

Donna Pearl Bryant, wife of Dion M. Bryant, joins in the execution of this Quitclaim Deed in order to convey and any all marital interest she may have in and to the Property.

Witness our hands this 23rd day of September, 1999.

Larry T. Bryant
LARRY T. BRYANT

Aaron B. Bryant
AARON B. BRYANT

Dorothy L. Carr
DOROTHY J. CARR

Rosina B. Freeman by Larry Bryant attorney in fact
ROSINA B. FREEMAN, by Larry T. Bryant, Attorney in Fact

Kathleen Drennon by Larry T. Bryant attorney in fact
KATHLEEN DRENNON, by Larry T. Bryant, Attorney in Fact

Lavonne Allison by Larry T. Bryant attorney in fact
LAVONNE ALLISON, by Larry T. Bryant, Attorney in Fact

John L. Bryant
JOHN L. BRYANT

Harold L. Bryant
HAROLD L. BRYANT

Nina M. Bryant
NINA M. BRYANT, formerly known as Nina M. Martin

Sheila Phillips
SHELIA PHILLIPS

Carole M. Bryant
CAROLE M. BRYANT

Sonjia A. Bryant
SONJIA A. BRYANT

Donyon M. Bryant by Larry T. Bryant attorney in fact
DONYON M. BRYANT, by Larry T. Bryant, Attorney in Fact

Fe'nita Bryant
FE'NITA M. BRYANT

Dion Bryant
DION M. BRYANT

Cheryl L. Bryant
CHERYL LYNN BRYANT

Royce Drennon
ROYCE G. DRENNON

Wanda Kay Bryant
WANDA KAY BRYANT

Gregory V. Phillips
GREGORY V. PHILLIPS

Arva Bryant by Larry T. Bryant attorney in fact
ARVA BRYANT, by Larry T. Bryant, Attorney in Fact

Donna L. Bryant
DONNA PEARL BRYANT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Julie A. Carson, a Notary Public of said County and State, LARRY T. BRYANT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of September, 1999.

Julie A. Carson
Notary Public

My Commission Expires: 7-27-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julie A. Carson, a Notary Public of said County and State, AARON B. BRYANT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of September, 1999.

Julie A. Carson
Notary Public

My Commission Expires: 7-27-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julie A. Carson, a Notary Public of said County and State, DOROTHY J. CARR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of September, 1999.

Julie A. Carson
Notary Public

My Commission Expires: 7-27-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of September, 1999, before me personally appeared LARRY T. BRYANT, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROSINA B. FREEMAN and acknowledged that he executed the same as the free act and deed of ROSINA B. FREEMAN.

Witness my hand, at office, this 22nd day of September, 1999.

Julie A. Carson
Notary Public

My Commission Expires: 7-27-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of September, 1999, before me personally appeared LARRY T. BRYANT, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KATHLEEN DRENNON and acknowledged that he executed the same as the free act and deed of KATHLEEN DRENNON.

Witness my hand, at office, this 22nd day of September, 1999.

Julie A. Carson
Notary Public

My Commission Expires: 7-27-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of September, 1999, before me personally appeared LARRY T. BRYANT, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LAVONNE ALLISON and acknowledged that he executed the same as the free act and deed of LAVONNE ALLISON.

Witness my hand, at office, this ____ day of September, 1999.

Julie A. Carson
Notary Public

My Commission Expires: 7-27-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julie A. Carson, a Notary Public of said County and State, JOHN L. BRYANT, the within named bargainor, 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, at office, this 22nd day of September, 1999.

Julie A. Carson
Notary Public

My Commission Expires: 7-27-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julie A. Carson, a Notary Public of said County and State, HAROLD L. BRYANT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of September, 1999.

Julie A. Carson
Notary Public

My Commission Expires: 7-27-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julie A. Carson, a Notary Public of said County and State, NINA M. BRYANT, formerly known as Nina M. Martin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of September, 1999.

Julie A. Carson
Notary Public

My Commission Expires: 7-27-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julie A. Carson, a Notary Public of said County and State, SHELIA PHILLIPS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of September, 1999.

Julie A. Carson
Notary Public

My Commission Expires: 7-27-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julie A. Carson, a Notary Public of said County and State, CAROLE M. BRYANT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of September, 1999.

Julie A. Carson
Notary Public

My Commission Expires: 7-27-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julie A. Carson, a Notary Public of said County and State, SONJIA A. BRYANT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of September, 1999.

Julie A. Carson
Notary Public

My Commission Expires: 7-27-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of September, 1999, before me personally appeared LARRY T. BRYANT, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DONYON M. BRYANT and acknowledged that he executed the same as the free act and deed of DONYON M. BRYANT.

Witness my hand, at office, this 22nd day of September, 1999.

Julie A. Carson
Notary Public

My Commission Expires: 7-27-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julie A. Carson, a Notary Public of said County and State, FE'NITA M. BRYANT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of September, 1999.

Julie A. Carson
Notary Public

My Commission Expires: 7-27-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julie A. Carson, a Notary Public of said County and State, DION M. BRYANT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of September, 1999.

Julie A. Carson
Notary Public

My Commission Expires: 7-27-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julie A Carson, a Notary Public of said County and State, CHERYL LYNN BRYANT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of September, 1999.

Julie A Carson
Notary Public

My Commission Expires: 7-27-2002

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)RUTHERFORD

Personally appeared before me, LEONA R. LUTCHE, a Notary Public of said County and State, ROYCE G. DRENNON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of September, 1999.

Leona R. Lutche
Notary Public

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julie A. Carson, a Notary Public of said County and State, WANDA KAY BRYANT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of September, 1999.

Julie A. Carson
Notary Public

My Commission Expires: 9-27-2002

731.50 CHECK 0101 09/24/99 576T

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julie A. Carson, a Notary Public of said County and State, GREGORY V. PHILLIPS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of September, 1999.

Julie A. Carson
Notary Public

My Commission Expires: 7-27-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of September, 1999, before me personally appeared LARRY T. BRYANT, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ARVA BRYANT and acknowledged that he executed the same as the free act and deed of ARVA BRYANT.

Witness my hand, at office, this 22nd day of September, 1999.

Julie A. Carson
Notary Public

My Commission Expires: 7-27-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julie A. Carson, a Notary Public of said County and State, DONNA PEARL BRYANT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of September, 1999.

Julie A. Carson
Notary Public

My Commission Expires: 7-27-2002

Property Description

Certain real estate in 5th Civil District of Davidson County, Tennessee: Being part of the David R. Watson Lands, of record in Minute Book "E", page 496 County Court Clerk's Office for said County and described according to a copy of a survey thereof made by Geo. W. Watkins, surveyor, July 21, 1951, as follows: Beginning at a point in the center line of a branch, at a willow pointer, in the line of a 20-foot easement for roadway at the southwest corner of a tract of 10.2 acres conveyed to Bruce Jones, Jr. and wife, by deed from William M. Watson and wife, being the northwest corner of this tract, and the northeast corner of a tract of 5.5 acres more or less, conveyed to Clifton W. Peoples and wife, by deed from Wm. M. Watson and wife, of record in Book 2019, page 130, Register's Office for said County, that being the southeast corner of a tract of 12.5 acres conveyed to Marcus McClain and wife by deed of record in Book 2136, page 324, said Register's Office; thence with the south line of said 10.2 acre tract, north 83 deg. East 495 feet to a point which is 1025 feet south from the center line of the Benzing Road; thence southwardly 425 feet to a point; then north 87 deg. West 433 feet to a point in the center of a branch, being the southeast corner of the 5.5 acre tract conveyed to Peoples and wife, aforesaid; thence with Peoples' easterly line, along the center of said branch, north 12 deg. 45 min. east 175 feet, and north 1 deg. 15 min. east 255 feet to the beginning, containing 4.4 acres, more or less.

Together with an easement for roadway, 20 feet wide from the northwest corner of the tract herein described, along the west line of a tract of 10.2 acres, running to the south margin of Benzing Road, as reserved to W.M. Watson and wife, Estella Watson. Wm. M. Watson and wife, Estella Watson, reserved an easement for a roadway, 20 feet wide, along the entire west line of the tract herein conveyed, as a continuation of the said 20-foot roadway along the west line of said 10.2 acres above mentioned as set forth in Book 2244, page 262, said Register's Office.

Included in the above legal description but expressly excluded is the following: Beginning at the point of intersection of the existing south margin of State Route 254 and the west boundary of the H. C. Maxwell property; thence with said west boundary South 6 degrees 32 minutes 25 seconds West 32 feet more or less to a point in the proposed south margin of said road; thence with said proposed margin, with a 996.93 foot radius curve right and westerly 267 feet more or less to a point in the east boundary of the Grover B. Maxwell property said point being 40 feet more or less right of State Route 254 proposed centerline station 1479+26 more or less; thence with said east boundary North 80 degrees 59 minutes 13 seconds East 24 feet more or less to a point in the existing south margin of said road; thence with said south margin easterly 260 feet more or less to the point of beginning and containing 6659 square feet.

Being the same property conveyed by James Bryant and wife, Dorothy Bryant to the State of Tennessee in Book 7823, Page 884, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Bryant and wife, Dorothy Bryant, by deed from Wm. M. Watson and wife, Estella Watson, of record in Book 2244, Page 262, Register's Office for Davidson County, Tennessee, the said James Bryant and Dorothy Bryant having since died. Larry T. Bryant, Aaron B. Bryant, Dorothy J. Carr, Rosina B. Freeman, Kathleen Drennon, LaVonne Allison, John L. Bryant, Harold L. Bryant, Nina M. Bryant, formerly known as Nina M. Martin, Shelia Phillips, Carole M. Bryant, Sonjia A. Bryant, Donyon M. Bryant, Fe'Nita M. Bryant and Dion M. Bryant, the heirs of James Bryant and wife, Dorothy Bryant, both deceased, are permitted to convey the property described herein pursuant to that certain Order filed August 6, 1999 in the Chancery Court of the State of Tennessee, Twentieth Judicial District, Davidson County, Part III, No. 99-1429-III, a certified copy being of record in Book 11664, page 935, Register's Office for Davidson County, Tennessee, as amended by that certain Amended Order filed September 17, 1999 in the Chancery Court of the State of Tennessee, Twentieth Judicial District, Davidson County, Part III, No. 99-1429-III, a certified copy being of record in Book 11668, page 64, Register's Office for Davidson County, Tennessee. An Affidavit of Heirship is of record in Book 11424, page 529, said Register's Office.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11674 PAGE 566

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0639154
IDENTIFICATION REFERENCE
99 SEP 24 AM 11:13
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	185000.00
CON TX	684.50
PRFEE	1.00
MISC	44.00
CFEE	2.00
TOTAL	731.50
CHECK	731.50

09/24/99 01 11:16 0001 1969

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1519900