Realty 48 A

22235

FORM No. WD-1

THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ -0-

Paul E Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 19 99

Notary Public

MY COMMISSION EXPIRES: 10/08/02

(AFFIX SEAL)

MICHAEL T. BATES NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.
My Commission Expires October 8, 2002

Instr:200001040000917 Page: 1 OF 7
REC'D FOR REC 01/04/2000 12:07:47PM
RECORD FEE: $30.00
M. TAX: $0.00 T. TAX: $0.00

THIS INSTRUMENT PREPARED BY: LASSITER, TIDWELL & HILDEBRAND, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37024-1369

Send tax bill to new owner

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Paul E. Johnson	none	see attached
(NAME)	(NAME)	EXHIBIT "B"
3180 Old Franklin Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned October Woods, L.P., by these presents, does quitclaim unto Paul E. Johnson, Jeffrey P. Johnson, Stacy J. Carter and husband, Buford W. Carter (as tenants by the entirety), and Lori J. Kelley, as tenants in common, a four-fifths (4/5) undivided interest, and to B & Y, a Tennessee general partnership, a one-fifth (1/5) undivided interest, all of its interest in and to the following tracts or parcels of land, to-wit:

Land in Davidson County, Tennessee, being Tracts 1-6 as shown on attached Exhibit "A".

Subject to all matters as shown on the plans of record.

These are unimproved properties located in Davidson County, TN.

Witness my hand this 29th day of December, 1999.

OCTOBER WOODS, L.P.

Paul E Johnson

By: Paul E. Johnson, General Partner of Hurley Rd. Land Co., L. P., General Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul E. Johnson

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the General Partner of Hurley Rd. Land Co., L.P. the General Partner of the maker or a constituent of the maker and he is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office in Brentwood, Tennessee, this 29th day of December, 1999.

Notary Public

My commission expires: 10/08/02

MICHAEL T. BATES
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
My Commission Expires October 8, 2002

DEED

FROM

TO

Realty Title
Post Office Box 1369
428 Wilson Pike Circle
Brentwood, TN 37024-1369
(615) 377-0620

EXHIBIT "A"

Prepared By: Anderson-Delk & Associates Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

Property Description
Portion of October Woods L.P. Property
(remainder of October Woods Residential P.U.D.)

Being two tracts of land totaling 82.371 more or less acres, lying in the 31st Councilmanic District of Davidson County, Tennessee, and being a portions of the properties conveyed to October Woods L.P. as evidenced by deeds of record in Deed Book 9412, page 815, and Deed Book 9699, page 383, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Tract One

Beginning at an iron pin set on the westerly margin of Catspaw Drive at its northerly terminus, said point also being the most northeasterly corner of Lot 98 on the plan of Revision One, Phase Two, Section Five, October Woods, of record in Plat Book 9700, page 439, Register's Office Davidson County, Tennessee;
Thence with the northerly line of said Lot 98,
South 52 Degrees 40 Minutes 39 Seconds West a distance of 120.00 feet to an iron pin set;
Thence with the Northerly line of an open space tract shown on the plan of Revision One, Phase Two, Section 4, October Woods, of record in Plat Book 9700, page 438, Register's Office Davidson County, Tennessee, the following five calls:
North 49 Degrees 54 Minutes 21 Seconds West a distance of 63.53 feet to a point;
Thence North 35 Degrees 10 Minutes 36 Seconds West a distance of 229.05 feet to a point;
Thence South 63 Degrees 39 Minutes 26 Seconds West a distance of 83.99 feet to a point;
Thence North 45 Degrees 12 Minutes 07 Seconds West a distance of 296.93 feet to a point;
Thence North 78 Degrees 35 Minutes 57 Seconds West a distance of 377.43 feet to a point in the easterly line of the William H. Gray Property of record in Deed Book 6004, page 844, Register's Office Davidson County, Tennessee;
Thence with the Easterly line of said Gray Property, and the Charles Helton Property of record in Deed Book 6171, page 611, Register's Office Davidson County, Tennessee,
North 11 Degrees 24 Minutes 03 Seconds East a distance of 501.49 feet to an iron pin found at the most southwesterly corner of the Century South Associates Property of record in Deed Book 5734, page 543, Register's Office Davidson County, Tennessee;
Thence leaving said Helton's Easterly line, and with the southerly line of said Century South Property, the following three calls:
South 83 Degrees 09 Minutes 40 Seconds East a distance of 125.16 feet to an iron pin found;
Thence South 80 Degrees 51 Minutes 08 Seconds East a distance of 198.79 feet to an iron pin found;
Thence South 82 Degrees 51 Minutes 31 Seconds East a distance of 483.98 feet to a point;
Thence leaving the southerly line of said Century South Property and with the westerly line of the plan of October Woods, Phase Five, Section Eight, the following three calls:
South 07 Degrees 08 Minutes 29 Seconds West a distance of 435.36 feet to a point;
Thence South 39 Degrees 44 Minutes 08 Seconds East a distance of 198.70 feet to an iron pin set;
Thence South 37 Degrees 19 Minutes 21 Seconds East feet a distance of 132.06 feet to a point;
Thence with the northerly line of said plan of October Woods, Section 5,
South 52 Degrees 40 Minutes 39 Seconds West, crossing the northerly terminus of Catspaw Drive at 115.00 feet, a total distance of 155.00 feet to a point;
Thence with the westerly right-of-way of Catspaw Drive,
South 37 Degrees 19 Minutes 21 Seconds East a distance of 3.87 feet to the point of Beginning;
containing 12.672 acres or 551996 square feet more or less.

Tract Two

Beginning at an iron pin set on the northwesterly margin of Old Hickory Boulevard (50' R-O-W), said point being the most northeasterly corner of Lot 1 on the plan of E.C. Seiner Subdivision, of record in Plat Book 5060, page 198, Register's Office Davidson County, Tennessee;
Thence with the northerly line of said Lot 1,
North 82 Degrees 44 Minutes 38 Seconds West a distance of 226.00 feet to an iron pin set;
Thence continuing, and with the northerly line of the Ronald C. Hagar et ux Property of record in Deed Book 5182, page 636, Register's Office Davidson County, Tennessee,
North 82 Degrees 10 Minutes 18 Seconds West a distance of 703.50 feet to a concrete monument found in the easterly line of the Albert L. Gifford Property of record in Deed Book 5087, page 638, Register's Office Davidson County, Tennessee;
Thence with Gifford's easterly line,
North 07 Degrees 42 Minutes 18 Seconds East a distance of 307.93 feet to an iron pin found at a southeasterly corner of the Michael F. Martin Property of record in Deed Book 8077, page 355, Register's Office Davidson County, Tennessee;
Thence with the common line of the herein-described tract and said Martin Property the following two calls:
North 06 Degrees 57 Minutes 23 Seconds East a distance of 384.10 feet to a planted stone found;
Thence North 80 Degrees 27 Minutes 48 Seconds West a distance of 613.59 feet to a concrete monument found;
Thence with the easterly line of the Dorothy E. Reynolds Property of record in Deed Book 8461, page 164, Register's Office Davidson County, Tennessee,
North 09 Degrees 40 Minutes 03 Seconds East a distance of 639.68 feet to an iron pin found;
Thence with the easterly line of the Michael F. Randall Property of record in Deed Book 8452, page 671, Register's Office Davidson County, Tennessee;
North 09 Degrees 54 Minutes 22 Seconds East a distance of 469.97 feet to an iron pin found;
Thence with the easterly line of the Ian E. McElwain Property of record in Deed Book 8067, page 514, Register's Office Davidson County, Tennessee
North 10 Degrees 27 Minutes 30 Seconds East a distance of 626.62 feet to a fence corner post, the most southeasterly corner of the William H. Gray et ux Property of record in Deed Book 6004, page 844, Register's Office Davidson County, Tennessee;
Thence leaving said Gray's southeast corner and with the southerly line of an open space tract shown on the plan of Revision One, Phase Two, Section 4, October Woods, of record in Plat Book 9700, page 438, Register's Office Davidson County, Tennessee, the following five calls:
South 78 Degrees 04 Minutes 19 Seconds East a distance of 543.73 feet to a point;
Thence North 26 Degrees 30 Minutes 17 Seconds East a distance of 111.54 feet to a point;
Thence North 78 Degrees 23 Minutes 21 Seconds East a distance of 152.08 feet to a point;
Thence South 48 Degrees 28 Minutes 09 Seconds East a distance of 241.88 feet to a point;
Thence North 40 Degrees 08 Minutes 07 Seconds East a distance of 114.60 feet to a point in the westerly line of Lot 99 on the plan of Revision One, Phase Two, Section Five, October Woods, of record in Plat Book 9700, page 439, Register's Office Davidson County, Tennessee;
Thence with said line of October Woods, Section Five, the following four calls:
South 42 Degrees 10 Minutes 31 Seconds East a distance of 48.47 feet to an iron pin set;
Thence South 38 Degrees 05 Minutes 01 Seconds East a distance of 81.11 feet to an iron pin set in the northerly margin of Catspaw Court at its westerly terminus;
Thence crossing Catspaw Court and continuing with said plan of October Woods, Section Five,
South 38 Degrees 05 Minutes 01 Seconds East a distance of 200.97 feet to an iron pin set;
Thence South 55 Degrees 41 Minutes 50 Seconds East a distance of 40.03 feet to an iron pin set at the most northerly corner of Lot Lot 115 on the plan of October Woods, Phase Three, Section Six, of record in Plat Book 9700, page 915, Register's Office Davidson County, Tennessee;

Thence with the common line of the herein-described tract and said plan of October Woods, Section Six, the following thirteen calls:
South 34 Degrees 18 Minutes 10 Seconds West a distance of 62.00 feet to an iron pin set;
Thence South 42 Degrees 35 Minutes 48 Seconds West a distance of 181.22 feet to an iron pin set;
Thence South 30 Degrees 11 Minutes 27 Seconds West a distance of 117.21 feet to an iron pin set;
Thence South 42 Degrees 21 Minutes 18 Seconds West a distance of 115.00 feet to an iron pin set;
Thence North 47 Degrees 38 Minutes 42 Seconds West a distance of 8.42 feet to a point;
Thence South 42 Degrees 21 Minutes 18 Seconds West a distance of 182.79 feet to an iron pin set;
Thence South 39 Degrees 12 Minutes 52 Seconds East a distance of 91.22 feet to an iron pin set;
Thence South 23 Degrees 05 Minutes 05 Seconds East a distance of 116.94 feet to an iron pin set;
Thence along a curve to the left having a radius of 695.43 feet, through a central angle of 00 Degrees 34 Minutes 23 Seconds, said curve having a chord direction of South 66 Degrees 37 Minutes 43 Seconds West, and a chord length of 6.96 feet to a point;
Thence South 23 Degrees 39 Minutes 28 Seconds East a distance of 147.83 feet to an iron pin set;
Thence South 31 Degrees 06 Minutes 47 Seconds East a distance of 44.93 feet to an iron pin set;
Thence North 75 Degrees 07 Minutes 10 Seconds East a distance of 169.60 feet to an iron pin set;
Thence North 82 Degrees 30 Minutes 12 Seconds East a distance of 127.05 feet to an existing concrete monument found at the most northwesterly corner of the Terry Kemp Property of record in Deed Book 9142, page 880, Register's Office Davidson County, Tennessee;
Thence with Kemp's Westerly line, the following two calls:
South 03 Degrees 29 Minutes 02 Seconds East a distance of 835.68 feet to a concrete monument found;
Thence South 12 Degrees 49 Minutes 57 Seconds East a distance of 418.01 feet to an iron pin set on the northwesterly margin of Old Hickory Boulevard;
Thence with said margin of Old Hickory Boulevard, along a curve to the right, having a radius of 6041.43 feet, through a central angle of 02 Degrees 31 Minutes 30 Seconds, said curve having a chord direction of South 47 Degrees 42 Minutes 49 Seconds West and a chord length of 266.21 feet to a point;
Thence South 48 Degrees 58 Minutes 35 Seconds West a distance of 108.30 feet to the Point of Beginning; containing 69.699 acres or 3,036,100 square feet more or less.

CONTINUED...

Exhibit "A", continued

Tract Three

Land in Davidson County, Tennessee, being Lot 39, Section 3, October Woods, of record in Plat Book 7900, Page 909, as amended in Plat Book 9700, Pages 229-230, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to October Woods, L.P. by deeds of record in Book 9480, Page 310, Book 9412, Page 815, and Book 9609, Page 477, said Register's Office.

Tract Four

Land in Davidson County, Tennessee, being Lots Nos. 80, 81, 82, 83, 84, 86 and 88, Section 5, October Woods of record in Plat Book 7900, Page 909, as amended in Plat Book 9700, Page 439, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to October Woods, L. P. by deeds of record in Book 9350, Page 628, Book 9350, Page 636, Book 9357, Page 560, Book 9412, Page 815, Book 9699, Page 383, and Book 9606, Page 477, said Register's Office.

Tract Five

Land in Davidson County, Tennessee, being Lots Nos. 115, 116, 119, 122, 123, 124, 140, 141, 143, 144, 145, 146, 147, 172, 175, 361 and 366, Section 6, October Woods, of record in Plat Book 7900, Page 909, as amended in Plat Book 9700, Page 915, said Register's Office.

Being part of the same property conveyed to October Woods, L. P. by deeds of record in Book 9412, Page 815 and Book 9699, Page 383, said Register's Office.

Tract Six

Land in Davidson County, Tennessee, being all lands as shown on Plat of October Woods Phase 5, Section 8, recorded December 13, 1999, in instrument numbered 199912140303097 and 199912140303098, said Register's Office.

Being part of the same property conveyed to October Woods, L. P. by deeds of record in Book 9412, Page 815, Book 9606, Page 477, and Book 9699, Page 383, said Register's Office.

EXHIBIT "B"

Tract No.	Subdivision	Section	Lot No.	Map and Parcel No.
1	October Woods	n/a	tract	part of 182-00-0;192.00
2	October Woods	n/a	tract	part of 182-00-0;192.00
3	October Woods	3	39	183-05-0-A;091.00CO
4	October Woods	5	80	183-05-0-A;143.00CO
			81	183-05-0-A;144.00CO
			82	183-05-0-A;145.00CO
			83	183-05-0-A;146.00CO
			84	183-05-0-A;147.00CO
5	October Woods	6	115	183-05-0-A;168.00CO
			116	183-05-0-A;169.00CO
			119	183-05-0-A;172.00CO
			122	183-05-0-A;175.00CO
			123	183-05-0-A;176.00CO
			124	183-05-0-A;177.00CO
			140	183-05-0-A;178.00CO
			141	183-05-0-A;179.00CO
			143	183-05-0-A;181.00CO
			144	183-05-0-A;182.00CO
			145	183-05-0-A;183.00CO
			146	183-05-0-A;184.00CO
			147	183-05-0-A;185.00CO
			172	183-05-0-A;186.00CO
			175	183-05-0-A;189.00CO
			361	183-05-0-A;190.00CO
			366	183-05-0-A;195.00CO
6	October Woods		multiple	part of 182-00-0;192.00