Instr:200003070022715 Page: 1 OF 8
REC'D FOR REC 03/07/2000 7:53:45AM
RECORD FEE: $34.00
M. TAX: $0.00 T. TAX: $0.00

PREPARED BY BARNEY B. REGEN, 110 MATHIS DRIVE, DICKSON, TENNESSEE

Map-118-4-236 (Davidson Co.)
D-3924

Map 23-00-3.00 (p/o)OK Tract 4 & 5
Map 23-00-3.01 (p/o)OK Tract 13
~~Map 118-4-236~~
~~Map 55-00-17.00~~OK
map 23-3.06 Tract 12 **QUITCLAIM DEED**

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, **Gary M. Winter** and wife, **Jane E. Winter**, hereby convey and quitclaim unto **Seven Oaks LLC**, a Tennessee limited liability company, its successors and assigns, all of our right, title, and interest in and to the real property described in Exhibits A, B, C, D, E, and F, which are attached hereto and incorporated herein by reference (collectively the "Property"), together with all rights, privileges, tenements, and hereditaments thereto belonging or in any manner appertaining.

IN WITNESS WHEREOF, we have hereunto set our hands this 1st day of January, 2000.

Gary M. Winter

Jane E. Winter

STATE OF TENNESSEE

COUNTY OF DICKSON

BK V574 PG 457

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gary M. Winter, the 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 and official seal at Dickson, Tennessee, this 26TH day of ~~January~~ FEBRUARY, 2000.

Notary Public

FAYE JUNN NOTARY PUBLIC LATE OF NJ DICKSON COUNTY

CHECK CASH RECEIVED
MAR 02 2000
LORG

My Commission Expires:

Sept. 17, 2001

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jane E. Winter, the 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 and official seal at Dickson, Tennessee, this 26TH day of ~~January~~ FEBRUARY, 2000.

Faye Lunn
Notary Public

My Commission Expires:

Sept. 17, 2001

BK V574 PG 458

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Gary Winter
Affiant

Sworn to and subscribed before me this 26TH day of ~~January~~ FEBRUARY, 2000.

Faye Lunn
Notary Public

My Commission Expires:

Sept. 17, 2001

NAME AND ADDRESS OF OWNER:

Seven Oaks LLC
P. O. Box 544
Charlotte, Tennessee 37036

SEND TAX BILLS TO:

Seven Oaks LLC
P. O. Box 544
Charlotte, Tennessee 37036

EXHIBIT A

Description of Property

Lying and being in the Seventh Civil District of Dickson County, State of Tennessee, and being Tract 4 of a division of the Gary M. Winter and Jane E. Winter property, more particularly described as follows:

> **Tract 4**: Beginning on an iron pin on the north right-of-way of Brock Road 25.00 feet from the centerline, also being the southwest corner of this tract and the southeast corner of Tract 3; thence leaving the road and with the east boundary of Tract 3, North 64 degrees 14 minutes 39 seconds West 1146.04 feet to an iron pin in the south boundary of Virgil Bowker property of record in Volume 117 at page 68 in the Register's Office of Dickson County, Tennessee; thence with Bowker, North 02 degrees 10 minutes 16 seconds East 184.42 feet to an iron pin, also being the northwest corner of Tract 5; thence leaving Bowker and with the west boundary of Tract 5, South 65 degrees 42 minutes 06 seconds East 1213.87 feet to an iron pin on the north right-of-way of said road; thence with right of way, South 23 degrees 56 minutes 05 seconds West 200.00 feet to the point of beginning, containing 5.01 acres, more or less, according to a survey by Bennett & Sons, Surveyors & Planners, Inc., Mack Bennett, Jr., Registered Land Surveyor, Tennessee No. 477, dated February 14, 1997.

Being a part of the same property conveyed to Gary M. Winter and wife, Jane E. Winter, by deed from A. Andrew Jackson dated January 13, 1997, of record in Volume 451 at page 516 in the Register's Office of Dickson County, Tennessee.

EXHIBIT B

Description of Property

Lying and being in the Seventh Civil District of Dickson County, State of Tennessee, and being Tract 5 of a division of the Gary M. Winter and Jane E. Winter property, more particularly described as follows:

> **Tract 5**: Beginning on an iron pin on the north right-of-way of Brock Road and being 25.00 feet from the center, also being the southwest corner of this tract and the southeast corner of Tract 4; thence leaving the road and with the east boundary of Tract 4, North 65 degrees 42 minutes 06 seconds West 1213.87 feet to an iron pin in the south boundary of the Virgil Bowker property of record in Volume 117 at page 68 in the Register's Office of Dickson County, Tennessee; thence with Bowker, North 02 degrees 10 minutes 16 seconds East 13.84 feet to a wood fence post corner; thence North 43 degrees 40 minutes 16 seconds East 81.17 feet to the center of Johnson Creek; thence with the center of the creek to points as follows: South 77 degrees 02 minutes 18 seconds East 39.36 feet; North 80 degrees 46 minutes 03 seconds East 43.97 feet; North 52 degrees 01 minute 45 seconds East 58.34 feet; North 12 degrees 47 minutes 41 seconds East 31.37 feet to a point, also being the northwest corner of Tract 6; thence leaving the creek and with the west boundary of Tract 6, South 60 degrees 06 minutes 09 seconds East 285.01 feet to an iron pin; South 67 degrees 37 minutes 21 seconds East 123.56 feet to an iron pin; South 67 degrees 21 minutes 24 seconds East 687.91 feet to an iron pin on the north right-of-way of said road; thence with the right of way, South 23 degrees 56 minutes 05 seconds West 200.00 feet to the point of beginning, containing 5.01 acres, more or less, according to a survey by Bennett & Sons, Surveyors & Planners, Inc., Mack Bennett, Jr., Registered Land Surveyor, Tennessee No. 477, dated February 14, 1997.

Being a part of the same property conveyed to Gary M. Winter and wife, Jane E. Winter, by deed from A. Andrew Jackson dated January 13, 1997, of record in Volume 451 at page 516 in the Register's Office of Dickson County, Tennessee.

EXHIBIT C

Description of Property

Lying and being in the Seventh Civil District of Dickson County, State of Tennessee, and being Tract 12 of a division of the Gary M. Winter and Jane E. Winter Property, more particularly described as follows:

> **Tract 12**: Beginning on an existing iron pin in a rock pile, the southeast corner of this tract and in the north line of the Lawson Collier et al. property of record in Book 82 at page 583 in the Register's Office of Dickson County, Tennessee; thence with the Collier property, South 75 degrees 00 minutes 08 seconds West 1268.61 feet to an iron pin; thence with Tract 11 to iron pins as follows: North 08 degrees 36 minutes 25 seconds West 223.94 feet; South 65 degrees 50 minutes 05 seconds West 578.89 feet; North 89 degrees 22 minutes 27 seconds West 600.06 feet; North 80 degrees 21 minutes 41 seconds West 366.29 feet to an iron in the east right-of-way of Brock Road; thence with Brock Road, North 23 degrees 56 minutes 05 seconds East 51.60 feet to an iron pin; thence leaving the road with Tract 13, South 80 degrees 21 minutes 41 seconds East 349.61 feet to an iron pin; South 89 degrees 22 minutes 27 seconds East 200.00 feet to an iron pin; North 65 degrees 52 minutes 38 seconds East passing over an iron pin at 1176.69 feet, on in all 1201.82 feet to a point in the centerline of a creek; thence with centerline of creek and Tract 13 to points as follows: North 34 degrees 26 minutes 23 seconds East 107.93 feet; North 06 degrees 24 minutes 48 seconds East 36.90 feet; North 58 degrees 34 minutes 17 seconds West 81.49 feet; North 13 degrees 18 minutes 52 seconds East 123.69 feet; North 20 degrees 14 minutes 25 seconds East 139.42 feet; North 00 degrees 40 minutes 47 seconds West 36.13 feet; North 24 degrees 11 minutes 58 seconds East 61.27 feet; North 08 degrees 26 minutes 37 seconds West 51.30 feet; North 11 degrees 24 minutes 58 seconds East 80.04 feet to an iron pin in the south line of Tract 14; thence leaving the creek with Tract 14, North 80 degrees 18 minutes 00 seconds East 973.48 feet to an iron pin in the west line of the Joanne Theron Caldwell property of record in Volume 35 at page 499 in the Register's Office of Dickson County, Tennessee; thence with the Caldwell property, South 01 degree 11 minutes 11 seconds East 1006.44 feet to the point of beginning, containing 32.02 acres, more or less, according to a survey by Bennett & Sons, Surveyors & Planners, Inc., Mack Bennett, Jr., Registered Land Surveyor, Tennessee No. 477, dated February 14, 1997.

Being a part of the same property conveyed to Gary M. Winter and wife, Jane E. Winter, by deed from A. Andrew Jackson dated January 13, 1997, of record in Volume 451 at page 516 in the Register's Office of Dickson County, Tennessee.

EXHIBIT D

Description of Property

Lying and being in the Seventh Civil District of Dickson County, State of Tennessee, and being Tract 13 of a division of the Gary M. Winter and Jane E. Winter property, more particularly described as follows:

Tract 13: Beginning on an iron pin in the centerline of a creek, the northeast corner of this tract and in the south line of Tract 14, said iron pin being located North 01 degree 11 minutes 11 seconds West 1006.44 feet and South 80 degrees 18 minutes 00 seconds West 973.48 feet from the southeast corner of the original tract of which this tract is a part; thence with the centerline of said creek and Tract 12 to points as follows: South 11 degrees 24 minutes 58 seconds West 80.04 feet; South 08 degrees 26 minutes 37 seconds East 51.30 feet; South 24 degrees 11 minutes 58 seconds West 61.27 feet; South 00 degrees 40 minutes 47 seconds East 36.13 feet South 20 degrees 14 minutes 25 seconds West 139.42 feet; South 13 degrees 18 minutes 52 seconds West 123.69 feet; South 58 degrees 34 minutes 17 seconds East 81.49 feet; South 06 degrees 24 minutes 48 seconds West 36.90 feet; South 34 degrees 26 minutes 23 seconds West 107.93 feet; thence leaving the creek with Tract 12, South 65 degrees 52 minutes 38 seconds West passing over an iron pin at 25.13 feet, on in all 1201.82 feet to an iron pin; North 89 degrees 22 minutes 27 seconds West 200.00 feet to an iron pin; North 80 degrees 21 minutes 41 seconds West 349.61 feet to an iron pin in the east right-of-way of Brock Road; thence with Brock Road to points as follows: North 23 degrees 56 minutes 05 seconds East 326.75 feet; North 35 degrees 12 minutes 02 seconds East 40.60 feet; North 48 degrees 52 minutes 41 seconds East 26.55 feet; North 61 degrees 29 minutes 58 seconds East 41.42 feet; North 53 degrees 29 minutes 45 seconds East 40.23 feet; North 57 degrees 24 minutes 01 seconds East 26.38 feet; North 69 degrees 55 minutes 06 seconds East 22.45 feet; North 77 degrees 52 minutes 38 seconds East 46.38 feet; North 68 degrees 34 minutes 08 seconds East 96.94 feet; North 65 degrees 50 minutes 55 seconds East 37.91 feet; North 63 degrees 44 minutes 49 seconds East 23.56 feet; North 57 degrees 46 minutes 30 seconds East 56.33 feet; North 61 degrees 42 minutes 22 seconds East 40.01 feet; North 72 degrees 51 minutes 08 seconds East 46.01 feet; North 78 degrees 22 minutes 46 seconds East 121.39 feet; North 63 degrees 12 minutes 10 seconds East 51.21 feet; North 38 degrees 56 minutes 51 seconds East 42.84 feet to an iron pin; thence leaving Brock Road with Tract 14 to iron pins as follows: South 89 degrees 01 minute 37 seconds East 102.76 feet; North 65 degrees 33 minutes 34 seconds East 149.56 feet; North 81 degrees 33 minutes 01 second East 204.01 feet; North 23 degrees 56 minutes 45 seconds East 313.26 feet; North 80 degrees 18 minutes 00 seconds East 386.87 feet to the point of beginning, containing 20.21 acres, more or less, according to a survey by Bennett & Sons, Surveyors & Planners, Inc., Mack Bennett, Jr., Registered Land Surveyor, Tennessee No. 477, dated October 30, 1997.

Being a part of the same property conveyed to Gary M. Winter and wife, Jane E. Winter, by deed from A. Andrew Jackson dated January 13, 1997, of record in Volume 451 at page 516 in the Register's Office of Dickson County, Tennessee.

EXHIBIT E

Description of Property

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 140 on the Plan of Grandview Heights, of record in Book 161 at pages 14 and 15 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gary M. Winter and wife, Jane E. Winter, by deed from Charles L. Lamb dated November 9, 1994, of record in Book 9520 at page 365 in the Register's Office of Davidson County, Tennessee.

State of Tennessee, County of DICKSON
Received for record the 02 day of
MARCH 2000 at 9:00 AM. (RECH 49526)
Recorded in official records
Book V574 Pages 457- 464
Notebook 2 Page 153
State Tax $ .00 Clerks Fee $ .00,
Recording $ 34.00, Total $ 34.00,
Register of Deeds JACKIE W FARTHING
Deputy Register SHELLY HAYES

EXHIBIT F

Description of Property

Lying and being in the Sixth Civil District of Dickson County, State of Tennessee, and being more fully described as follows:

> Beginning at a large beech tree on the west bank of the Spring Branch near and in front of B. F. Berry's residence, and in the south boundary line of Herman Daniel's Elliott tract; runs North 60 degrees East 6 poles to an iron stake at the west edge of State Highway No. 49 in Leon Davis' west boundary line; thence South 5-1/4 degrees West 53.2 poles to a stake in the north edge of the New Hope Church Road, the northeast corner of Leon Davis' Burgess tract; thence North 87 degrees West 90.3 poles to a limestone marker at the west edge of Old New Hope Church Road in the north boundary line of Ward Berry's Irvin tract; thence North 24-3/4 degrees West 23.8 poles to a stake, Herman Daniel's southwest corner in Robert Berry's east boundary line; thence with Daniel's south boundary line, North 61-1/2 degrees East 10 poles to a red oak; North 81 degrees East 18.6 poles to a stake; South 82 degrees East 34 poles to a stake; North 4-3/4 degrees West 10 poles to a stake; North 86-3/4 degrees East 32.4 poles to a stake; North 50 degrees East 13.6 poles to he beginning, containing 21 acres, more or less.

Included within the above description but excluded from this conveyance is the following property conveyed to William L. Noble and wife, Tennie B. Noble, by deed from B. F. Berry and wife, Bertha Berry, dated April 12, 1974, of record in Volume 33 at page 302 in the Register's Office of Dickson County, Tennessee:

> Beginning at a set rock in William Noble's east boundary line; runs thence with Noble's east boundary line, North 24-3/4 degrees West 393 feet to a fence corner and 12-inch oak; runs thence with the south boundary line of the Noble property and a fence to points as follows: North 61-1/2 degrees East 165 feet to a point; North 81 degrees East 143 feet to a point; South 82 degrees East 177 feet to a point in fence; thence on a new line with Berry's west boundary line, South 8 degrees West 453 feet to a stake in the edge of a private road; runs thence North 85 degrees West 230 feet to the point of beginning, containing 3.3 acres, more or less, by survey of H. D. Smith, Tennessee Registered Land Surveyor No. 542, dated February 7, 1974.

Being the same property conveyed to Gary M. Winter and wife, Jane E. Winter, by quitclaim deed from Alfred H. Winter and wife, Alyce R. Winter, dated January 1, 2000, of record in Volume 574 at page 176 in the Register's Office of Dickson County, Tennessee.