Realty 48A

22234

FORM No. WD-1

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

Instr:200003090024334 Page: 1 OF 5
REC'D FOR REC 03/09/2000 11:46:39AM
RECORD FEE: $22.00
M. TAX: $0.00 T. TAX: $0.00

Instr:199912300309101 Page: 1 OF 5
REC'D FOR REC 12/30/1999 2:10:25PM
RECORD FEE: $22.00
M. TAX: $0.00 T. TAX: $0.00

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires October 8, 2002

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 1999

Notary Public

MY COMMISSION EXPIRES: 10/8/02

(AFFIX SEAL)

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	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For consideration, the receipt [illegible]y whereof is hereby acknowledged, the undersigned Hurley-Y, 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, as to a three-fourths (3/4) undivided interest, and to Yazdian Construction, a Tennessee general partnership, as to a one-fourth (1/4) 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 1-5 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.

HURLEY-Y, L. P.

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

This document is being re-recorded to correct Exhibit "B".

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 [illegible] executed the within instrument for the purpose therein contained, and 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 [illegible] 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: 10/8/02

MICHAEL T. BATES NOTARY PUBLIC AT LARGE WILLIAMSON

DEED

FROM

TO

Realty Title

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

Tract One

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 150 and 151, Section 11, Holt Woods, of record in Plat Book 9700, Page 408, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Hurley-Y, L. P. by deed of record in Book 10186, Page 919, said Register's Office.

Tract Two

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

Property Description
Portion of Hurley-Y L.P. Property
(remainder of Holt Woods Residential P.U.D.)

Being a 1.501 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to Hurley-Y L.P. as evidenced by deed of record in Deed Book 9957, page 499, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin set at the north end of a return curve at the intersection of the westerly margin of Holt Hills Road (60' R-O-W, as relocated) and the northerly margin of Bryce Road, as shown on the plan of Holt Woods, Section Ten, of record in Plat Book 9700, page 281, Register's Office Davidson County, Tennessee;
Thence with the proposed margin of Holt Hills Road,
North 23 Degrees 01 Minutes 08 Seconds West a distance of 60.70 feet to an iron pin set;
Thence continuing along a curve to the right having a radius of 1149.09 feet through a central angle of 03 Degrees 56 Minutes 21 Seconds, said curve having a chord direction of North 21 Degrees 02 Minutes 58 Seconds West, and a chord length of 78.98 feet to a point;
Thence leaving said margin of Holt Hills Road and with the common line of an open space tract as shown on said plan of Holt Woods, Section Ten,
South 70 Degrees 55 Minutes 13 Seconds West a distance of 120.00 feet to a point;
Thence continuing North 12 Degrees 35 Minutes 16 Seconds West a distance of 326.10 feet to a point in the southerly line of the Hubert E. Lawing Property of record in Deed Book 6703, page 760, Register's Office Davidson County, Tennessee;
Thence with the southerly line of said Lawing Property,
South 86 Degrees 28 Minutes 45 Seconds East a distance of 190.38 feet to a point in the centerline of old Holt Hills Road;
Thence with said centerline of old Holt Hills Road,
South 14 Degrees 43 Minutes 18 Seconds West a distance of 55.66 feet to a point;
Thence continuing, along a curve to the left having a radius of 183.74 feet through a central angle of 13 Degrees 24 Minutes 17 Seconds, said curve having a chord direction of South 08 Degrees 01 Minutes 10 Seconds West and a chord length of 42.89 feet to a point;
Thence South 88 Degrees 40 Minutes 59 Seconds East a distance of 25.00 feet to a point on the easterly margin of old Holt Hills Road;
Thence with the easterly margin of old Holt Hills Road, the following five calls:
along a curve to the left having a radius of 158.74 feet through a central angle of 33 Degrees 39 Minutes 08 Seconds, said curve having a chord direction of South 15 Degrees 30 Minutes 33 Seconds East and a chord length of 91.90 feet to a point;
Thence South 32 Degrees 20 Minutes 07 Seconds East a distance of 96.62 feet to a point;
Thence along a curve to the right having a radius of 536.12 feet through a central angle of 15 Degrees 35 Minutes 48 Seconds, said curve having a chord direction of South 24 Degrees 32 Minutes 13 Seconds East and a chord length of 145.49 feet to a point;
Thence South 16 Degrees 44 Minutes 19 Seconds East a distance of 121.86 feet to a point;
Thence along a curve to the right having a radius of 221.46 feet through a central angle of 06 Degrees 41 Minutes 07 Seconds, said curve having a chord direction of South 13 Degrees 23 Minutes 45 Seconds East and a chord length of 25.83 feet to a point;
Thence South 61 Degrees 49 Minutes 39 Seconds West a distance of 26.49 feet to a point on the easterly margin of Holt Hills Road (as relocated);
Thence with said easterly margin of Holt Hills Road, along a curve to the left having a radius of 640.63 feet through a central angle of 13 Degrees 27 Minutes 31 Seconds, said curve having a chord direction of North 16 Degrees 17 Minutes 21 Seconds West and a chord length of 150.14 feet to a point;
Thence continuing North 23 Degrees 01 Minutes 08 Seconds West a distance of 39.30 feet to a point;
Thence crossing the right-of-way of Holt Hills Road at its northerly terminus,
South 66 Degrees 58 Minutes 52 Seconds West a distance of 60.00 feet to the point of Beginning;
containing 1.501 acres or 65,395 square feet more or less.

Tract Three

Land in Davidson County, Tennessee, being Lots Nos. 11, 12, 13, 36, 37, 38, 39, 40, 141, 143, 144, 145, 146, 147, 148, 149, 152, 167, 168, 169, 203, 204 and 209, Sugar Valley, Section 1, of record in Plat Book 9700, Page 374, as amended in Plat Book 9700, Pages 709-711, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Hurley-Y, L. P. by quitclaim deed of record in Book 10472, Page 577, said Register's Office.

Tract Four

Land in Davidson County, Tennessee, being Lots Nos. 17, 18 and 19, Sugar Valley, Section Two, of record in Plat Book 9700, Page 374, as amended in Plat Book 11700, Page 67, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Hurley-Y, L. P. by quitclaim deed of record in Book 10472, Page 577, said Register's Office.

Tract Five

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

Property Description
Portion of Hurley-Y, L.P. Property
(remainder of Sugar Valley P.U.D.)

Being a 34.838 more or less tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to Hurley-Y, L.P. as evidenced by deed of record in Deed Book 10472, page 577, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin set at the most northeasterly corner of Lot 19 on the plan of Sugar Valley, Section Two, of record in Plat Book 11700 page 67, Register's Office Davidson County, Tennessee, said point being in the southerly line of the William K. Edwards et ux Property of record in Deed Book 7038 page 194, Register's Office Davidson County, Tennessee;
Thence with the southerly line of said Edwards Property the following three calls:
South 81 Degrees 02 Minutes 48 Seconds East a distance of 731.50 feet to a Point in a 72" Oak Tree;
Thence South 83 Degrees 36 Minutes 38 Seconds East a distance of 386.85 feet to an existing iron pin;
Thence South 67 Degrees 47 Minutes 32 Seconds East a distance of 991.64 feet to an existing iron pin in the westerly line of the Clyde H. Delvin Jr. et ux Property of record in Deed Book 4743, page 442, Register's Office Davidson County, Tennessee;
Thence with the southerly line of said Delvin Property,
South 06 Degrees 04 Minutes 49 Seconds West a distance of 847.41 feet to an existing iron pin;
Thence with the northerly line of the Clyde H. Delvin Jr. et ux Property of record in Deed Book 4461 page 765, Register's Office Davidson County, Tennessee,
North 83 Degrees 28 Minutes 04 Seconds West a distance of 909.91 feet to an iron pin set;
Thence leaving the northerly line of said Delvin Property and with the easterly line of the plan of Sugar Valley, Section One, of record in Plat Book 9700, page 709-711, Register's Office Davidson County, Tennessee, the following ten calls:
North 13 Degrees 17 Minutes 46 Seconds West a distance of 206.19 feet to an iron pin set;
Thence along a curve to the left having a radius of 275.00 feet, through a central angle of 12 Degrees 38 Minutes 54 Seconds, said curve having a chord direction of South 70 Degrees 22 Minutes 48 Seconds West and a chord length of 60.58 feet to an iron pin set;
Thence North 25 Degrees 56 Minutes 39 Seconds West a distance of 50.00 feet to an iron pin set;
Thence North 25 Degrees 56 Minutes 39 Seconds West a distance of 125.61 feet to an iron pin set;
Thence South 48 Degrees 55 Minutes 50 Seconds West a distance of 57.74 feet to an iron pin set;
Thence North 41 Degrees 04 Minutes 10 Seconds West a distance of 125.08 feet to an iron pin set;
Thence North 51 Degrees 55 Minutes 51 Seconds West a distance of 63.68 feet to an iron pin set;
Thence North 41 Degrees 53 Minutes 17 Seconds West a distance of 70.01 feet to an iron pin set;
Thence North 30 Degrees 32 Minutes 55 Seconds West a distance of 71.20 feet to an iron pin set;
Thence North 41 Degrees 04 Minutes 10 Seconds West a distance of 764.35 feet to an iron pin set;
Thence North 32 Degrees 24 Minutes 13 Seconds West a distance of 119.46 feet to an iron pin set;
thence with the easterly line of the afore-said plan of Sugar Valley, Section Two,
North 28 Degrees 23 Minutes 05 Seconds West a distance of 52.76 feet to the Point of Beginning;
containing 34.838 acres or 1,517,583 square feet more or less.

CORRECTED
EXHIBIT "B"

Tract No.	Subdivision	Section	Lot No.	Map and Parcel No.
1	Holt Woods	11	150	172-15-0-A;201.00CO
			151	172-15-0-A;202.00CO
2	Holt Woods	n/a	1.501 acre tract	172-00-0;222.00
3	Sugar Valley	1	11	181-01-0-A;011.00CO
			12	181-01-0-A;012.00CO
			13	181-01-0-A;013.00CO
			36	181-01-0-A;033.00.CO
			37	181-01-0-A;034.00.CO
			38	181-01-0-A;035.00.CO
			39	181-01-0-A;036.00.CO
			40	181-01-0-A;037.00CO
			141	181-01-0-A;038.00CO
			143	181-01-0-A;040.00CO
			144	181-01-0-A;041.00CO
			145	181-01-0-A;042.00CO
			146	181-01-0-A;043.00CO
			147	181-01-0-A;044.00CO
			148	181-01-0-A;045.00CO
			149	181-01-0-A;046.00CO
			152	181-01-0-A;049.00CO
			167	181-01-0-A;064.00CO
			168	181-01-0-A;065.00CO
			169	181-01-0-A;066.00CO
			203	181-01-0-A;074.00CO
			204	181-01-0-A;075.00CO
			209	181-01-0-A;080.00CO
4	Sugar Valley	2	17	181-01-0-A-84
		2	18	181-01-0-A-85
		2	19	181-01-0-A-86
5	Sugar Valley	n/a	34.838 acre tract	181-00-0;020.00