Instr:200006210061680 Page: 1 OF 3
REC'D FOR REC 06/21/2000 11:02:37AM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| Balleroy, LLC<br>8309 Alamo Road<br>Brentwood, Tennessee 37027 | Map 158, Parcels 71 and 44 | New Owner |
| This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JRH)<br>414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219 | | |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **BOND E. OMAN** (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to **BALLEROY, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is unimproved property known as 1776 Old Hickory Boulevard, Nashville, Tennessee.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 8th day of June, 2000.

Notary Public
My Commission Expires: 7-27-2003

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0648575.01
074356-000 06/08/2000

IN WITNESS WHEREOF, the Grantor has executed this Deed this 9th day of June, 2000.

**BOND E. OMAN**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, ANGELA A. RAMSEY the undersigned, a Notary Public in and for said County and State, the within named BOND E. OMAN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 9th day of June, 2000.

NOTARY PUBLIC

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7-27-2002

**EXHIBIT A**

Being a tract of real property on Old Hickory Blvd. in Forrest Hills, Davidson County, Tennessee being described in more detail according to a survey by Walter Davidson & Associates as follows:

Beginning at a point in the northern right of way of Old Hickory Boulevard (TN Highway 254), said point being South 74 degrees 30 minutes 31 seconds East a distance of 278.67 feet the intersection of the centerlines of Old Hickory Boulevard and Laurelwood Drive; thence with the right-of-way of Old Hickory Boulevard North 68 degrees 20 minutes 04 seconds West a distance of 639.00 feet to an iron rod; thence with the common line with Michael E. Goldston, etux North 04 degrees 30 minutes 26 seconds East a distance of 165.39 feet to a fence corner; thence continuing with said common line North 02 degrees 52 minutes 01 seconds East a distance of 540.71 feet to an iron rod; thence with the common line with Scott F. Siman and Judith A Siman South 86 degrees 40 minutes 10 seconds East a distance of 591.00 feet to an iron rod; thence continuing with Siman's line North 03 degrees 19 minutes 41 seconds East a distance of 343.86 feet to an iron rod in the Southern right of way of Stonehaven Court; thence with the said right-of-way South 84 degrees 27 minutes 10 seconds East a distance of 66.91 feet to an iron rod; thence continuing with said right-of-way North 30 degrees 58 minutes 18 second East a distance of 26.68 feet to a concrete monument; thence with the common line with Patrick Hardie and Leigh Ann Hardie South 58 degrees 59 minutes 25 seconds East a distance of 67.63 feet to an iron rod set in concrete; thence continuing with said Hardie line South 84 degrees 57 minutes 25 seconds East a distance of 252.58 feet to an iron rod in the Eastern line of Hillsboro Park Section 13 as of record in Book 4175, Page 19, Register's Office for Davidson County, Tennessee; thence with said Eastern line of Hillsboro Park South 20 degrees 17 minutes 57 seconds West a distance of 803.53 feet to an iron rod; thence continuing with said Eastern line South 20 degrees 09 minutes 55 seconds West a distance of 485.25 feet to the point of beginning, containing 728,232.13 square feet, or 16.718 acres more or less.

Being the same property conveyed to Bond E. Oman by deed of record as Instrument Number _____ 20000619000610 43, Register's Office for Davidson County, Tennessee.