Box 50 B

Return To:
Prepared by:
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, TN 37203

PICK-UP

Davidson County DEEDQC
Recvd: 11/14/00 10:20 3pgs
Fees:14.00 Taxes:0.00
20001114-0112761

QUITCLAIM DEED

ADDRESS NEW OWNER
Fischer & Ford Group, LLC
1321 Murfreesboro Road
One Airport Plaza, Suite 520
Nashville, TN 37217

SEND TAX BILLS TO:
Same

Map
Parcel
96-16 141

For and in consideration of the sum of $10.00 cash in hand paid, James M. Fischer, Jr., hereinafter the GRANTOR, does hereby quitclaim and convey unto Fischer & Ford Group, LLC, as its sole and separate property, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A.

This is unimproved property known as the unrecorded plat of Lake Larchwood Subdivision.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 10th day of February, 2000.

GRANTOR:

James M Fischer Jr

JAMES M. FISCHER, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, James M. Fischer, Jr., the within named bargainor(s), 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 10th day of February 2000.

NOTARY PUBLIC

P. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Sept 23, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 10th day of February 2000.

NOTARY PUBLIC

P. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Sept 23, 2000

Being land in the Second Civil District, Fourteenth Councilmanic District, Nashville, Davidson County, Tennessee. Being located north of Blackwood Drive and west of Fitzpatric Road and being shown as the plat titled Lake Larchwood as of record on Instrument No.
And being more particularly shown as follows:

BEGINNING, at a point on the northerly right-of-way line of Blackwood Drive at the southwest corner of Phase Two Section Four Villages of Larchwood as of record in Plat Book 8250, Page 968, R.O.D.C.;

THENCE, with the northerly right-of-way line of Blackwood Drive the following calls:

N 86° 48' 19" W, 85.29 feet to a point;

along a curve to the left 183.24 feet, said curve having a radius of 375.00 feet, a central angle of 27° 59'48'., a tangent of 93.49 feet and a chord bearing and distance of S 79° 05'04" W, 181.42 feet to a point;

S 65° 00'25" W, 170.00 feet to a point;

along a curve to the left 104.58 feet, said curve having a radius of 364.40 feet, a central angle of 16° 26'36", a tangent of 52.65 feet and a chord bearing and distance of S 56° 00'20" W, 104.22 feet to a point on the easterly line of the Villages of Larchwood Section One Phase Two as f record in Book 10049, Page 611, R.O.D.C.;

THENCE, with said easterly line of the Villages of Larchwood Section One Phase Two N 36° 34' 11" W, 825.40 feet to a point on the southerly right-of-way line of Interstate 40;

THENCE, with said southerly right-of-way line of Interstate 40 N 52°45' 19" E, 290.02 feet to a point on the northerly line of Harry Chapman as of record in Book 8664, Page 896, R.O.D.C.

THENCE, With the lines of said Harry Chapman and Lawanna Coleman as of record in Book 10550, Page 681, R.O.D.C., S 27° 19'41" W 152.62 feet to a point on the west line of Baha Naser as of record in Book 8456, Page 953, R.O.D.C.;

THENCE, with the lines of said Baha Naser, Richard Stickley as of record in Book 10462, Page 915, R.O.D.C., Kim Vonspeckelsen as of record in Book 10912, Page 915, R.O.D.C. and David Buck as of record in Book 10912, Page 915, R.O.D.C. the following calls:

S 36° 32'26" E, 128.28 feet to a point;

N 56° 49'57" W, 128.28 feet to an iron pin on the southerly line of Nick Winn as of record in Book 8642, Page 986, R.O.D.C.;

THENCE, with the southerly lines of said Nick Winn, James Sparks in Book 10210, Page 412, R.O.D.C., Sharon Stewart in Book 8248, Page 741, R.O.D.C., Howard Spencer in Book 9519, Page 110, R.O.D.C., Stephen Ramey in Book 9354, Page 642, R.O.D.C. and Connie Lovell in Book 10006, Page 8, R.O.D.C. the following calls:

N 63° 12'00" E, 128.27 feet to a point;

N 53° 05' 17" E, 109.10 feet to a concrete monument;

N 53° 05' 39" E, 138.01 feet to a point on the west line of James A. Ford in book 10521, Page 682, R.O.D.C.

THENCE, with said west line of James A. Ford and Phase Two Section Four of the Villages of Larchwood the following calls:

S 36° 54' 31" E, 233.00 feet to a point;

S 53° 05'29" W, 75.00 feet to a point;

S 36° 54' 31" E, 431.21 feet to a point on the northerly right-of way line of Blackwood Drive;

THENCE, with the northerly right-of-way line of Blackwood Drive the following calls:

N 86° 48' 19" W, 85.29 feet to a point;

along a curve to the left 183.24 feet, said curve having a radius of 375.00 feet, a central angle of 27° 59'48", a tangent of 93.49 feet and a chord bearing and distance of S 79° 05'04" W, 181.42 feet to a point;

S 65° 00'25" W, 170.00 feet to a point;

along a curve to the left 104.58 feet, said curve having a radius of 364.40 feet, a central angle of 16° 26'36", a tangent of 52.65 feet and a chord bearing and distance of S 56° 00'20" W, 104.22 feet to the point of beginning.

Containing 346,729 square feet or 7.96 acres, more of less.

Being the same property conveyed to James M. Fischer, Jr. by deed from First American Bank, N. A. Trustee as of record in Book 6035, page 419, Register's Office for Davidson County, Tennessee.