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Davidson County DEEDQC
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Fees:32.00 Taxes:0.00



20010815-0088170

PREPARED BY:

Loeb & Loeb LLP
45 Music Square West
Nashville, TN 37212
615/749-8300

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To	Map Parcel Numbers
Name Burton B. Stein and wife, Sanna S. Stein	**Name** Burton B. Stein and wife, Sanna S. Stein	Map 55 Parcel 261 09D 31545 **and**
Street Address or Route No. 7964 Poplar Creek Road	**Street Address or Route No.** 7964 Poplar Creek Road	Map 55 Parcel 220 09D 31560
City, State, Zip Nashville, TN 37221	**City, State, Zip** Nashville, TN 37221	

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, for the purpose of making a re-conveyance to correct the legal description, Burton B. Stein and wife, Sanna S. Stein, the Grantors, by these presents do hereby quitclaim and convey, unto Robert L. Sullivan, Trustee, the Grantee, all of their right, title and interest in and to the two (2) following-described tracts or parcels of land in Davidson County, Tennessee:

A tract of and in the thirty fifth Councilmanic District and of Metropolitan Nashville and Davidson County, Tennessee that is presently a part of parcels 220 and 261 on Metro property map 155, said tract being more particularly described as follows:

Beginning at an iron rod (old) in the northerly right of margin of Poplar Creek Road (right of way varies) at the southwesterly property comer of Amber Hills Subdivision of record in Book 7900, Page 377, Register's Office for Davidson County (R.O.D.C.), Tennessee, said iron rod being North 66 degrees 14 minutes 30 seconds West, 144.73 feet from the centerline intersection of Popular Creek Road and Willow Oak Drive; thence,

1. With the northerly right of way margin of Popular Creek Road, North 77 degrees 58 minutes 59 seconds East, 279.82 feet to an iron rod (new) in the southwesterly comer of the herein described tract; thence,
2. Leaving said northerly right of way margin with a new line severing Burton B. and Sanna S. Stein property of record in Deed Book 9217, Page 523 and Deed Book 9225, Page 253, each of the R.O.D.C., Tennessee North 26 degrees 16 minutes 58 seconds East, 1,000.63 feet to an iron rod (new); thence,
3. South 63 degrees 43 minutes 02 seconds East, 207.65 feet to an iron rod (new) in the westerly property line of Amber Hills Subdivision; thence,
4. With said westerly property line, South 25 degrees 14 minutes 22 seconds West, 318.87 feet to an iron rod (new); thence,
5. South 25 degrees 37 minutes 06 seconds West, 165.00 feet to an iron rod (old); thence,
6. South 22 degrees 34 minutes 37 seconds West, 126.58 feet to an iron rod (new); thence,
7. South 17 degrees 51 minutes 19 seconds West, 325.08 feet to the Point of Beginning and containing 219,120 square feet or 5.030 acres, more or less, as calculated by the above courses and distances.

Being the same property conveyed to Burton B. Stein and wife, Sanna S. Stein, by Warranty Deed from M. Terry Burkhalter and spouse, Peggy C. Burkhalter, of

record in Record Book 9225, page 253, Register's Office for Davidson County, Tennessee.

This is improved property known as 7964 Poplar Creek Road, Nashville, TN 37221.

AND

A tract of land in the thirty fifth Councilmanic District and of Metropolitan Nashville and Davidson County, Tennessee that is presently a part of parcels 220 and 261 on Metro property map 155, said tract being more particularly described as follows:

Commencing at an iron rod (old) in the northerly right of margin of Poplar Creek Road (right of way varies) at the southwesterly property corner of Amber Hills Subdivision of record in Book 7900, Page 377, Register's Office for Davidson County (R.O.D.C.), Tennessee, said iron rod being North 66 degrees 14 minutes 30 seconds West, 144.73 feet from the centerline intersection of Popular Creek Road and Willow Oak Drive; thence, with said margin, North 77 degrees 58 minutes 59 seconds West, 279.82 feet to an iron rod (new), the Point of beginning of this tract; thence,

1. Continuing with said margin, westwardly with a 1,266. 10-foot radius curve concave to the south an arc length of 385.55 feet, an interior angle of 14 degrees 52 minutes 06 seconds and a chord bearing and distance of North 85 degrees 27 minutes 07 seconds West, 327.63 feet to an iron rod (old), the southeasterly property comer of Donald W. and Kay B. Johnson of record in Deed Book 7072, Page 792, R.O.D.C., Tennessee; thence,
2. Leaving said margin with the easterly property line of said Johnson property, North 11 degrees 26 minutes 49 seconds East, 1,40 1.48 feet to an iron rod (old) in the southerly property line of "Riverside" Phase 2 of record Book 7900, Page 656, R.O.D.C., Tennessee; thence,
3. With the southerly line of "Riverside," South 72 degrees 49 minutes 07 seconds East, 875.10 feet to an iron rod (old) in the northwesterly comer of said Amber Hills Subdivision; thence,
4. With the westerly property line of said Amber Hills, South 25 degrees 14 minutes 22 seconds West, 371.28 feet to an iron rod (new); thence,
5. Leaving said westerly line with a new line severing Burton B. and Sanna S. Stein property of record in Deed Book 9217, Page 523 and Deed Book 9225, Page 253, each of the R.O.D.C., Tennessee, North 63 degrees 43 minutes 02 seconds West, 207.65 feet to an iron rod (new); thence,
6. South 26 degrees 16 minutes 58 seconds West, 1000.63 feet to the Point of Beginning and containing 742,423 square feet or 17.044 acres, more or less, as calculated by the above courses and distances.

Being the same property conveyed to Burton B. Stein and wife, Sanna S. Stein, by Warranty Deed from M. Terry Burkhalter and spouse, Peggy C. Burkhalter, of record in Record Book 9217, page 523, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Poplar Creek Road, Nashville, TN 37221.

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

And now, I, ROBERT L. SULLIVAN, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, hereby remise, release and forever quitclaim unto BURTON B. STEIN and wife, SANNA S. STEIN, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Witness our hands this _____ day of _____, 2001.

BURTON B. STEIN

SANNA S. STEIN

ROBERT L. SULLIVAN, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Dawn Marie Nepp, a Notary Public in and for said County and State, the within named, BURTON B. STEIN, Grantor, 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 Nashville, Tennessee, this 13th day of August, 2001.

NOTARY PUBLIC

My commission expires 01-26-02

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Dawn Marie Nepp, a Notary Public in and for said County and State, the within named, SANNA S. STEIN, the Grantor, 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 Nashville, Tennessee, this 13th day of August, 2001.

NOTARY PUBLIC

My commission expires 01-26-02

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, JACQUELINE TALLENT, a Notary Public in and for said County and State, the within named, ROBERT L. SULLIVAN, Trustee, 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 Nashville, Tennessee, this 13TH day of August, 2001.

NOTARY PUBLIC

My commission expires: JACQUELINE W. TALLENT
~~My Commission~~ Expires Aug. 19, 2003

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 0 .

AFFIANT

Subscribed and sworn before me, this the 13 day of August, 2001.

NOTARY PUBLIC

My commission expires: JACQUELINE W. TALLENT
My Commission Expires Aug. 19, 2003