41
N.B.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 0
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF JAN. 20 02.
Deputy Register

Davidson County DEEDQC
Recvd: 01/31/02 09:28 3pgs
Fees:17.00 Taxes:0.00
20020131-0013581

QUIT CLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Albert Burnett, an individual, and Middle Tennessee Motor Cars, Inc., a Tennessee corporation, the address of which is 535 Murfressboro Road, Nashville, Tennessee, 37210, hereby quit claim to BKB Properties, LLC, 535 Murfressboro Road, Nashville, Tennessee 37210, all of their rights, title, and interest in and to the described premises situated in the city of Nashville, County of Davidson, State of Tennessee, to-wit:

A complete description is attached as Exhibit "A".

Being all the same property conveyed to Albert Burnett and Middle Tennessee Motor Cars, Inc., by John R. Hooton, et ux Elizabeth Hix Hooton by deed of record in Davidson County Register's Office, Instrument Number 20011221-0141172. This is improved property which is commonly known as 535 Murfreesboro Road, Nashville, TN

Dated this 29th day of January, 2002.

Middle Tennessee Motor Cars, Inc.

By: _____

Albert Burnett

_____

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ ORANGE

The foregoing instrument was acknowledged before me this 29th day of January, 2002,

_____
Notary Public

PATRICIA A. JACKSON
My Comm Exp. 4/29/05
No. DD 021401
Personally Known ☐ Other I.D.

My Commission Expires: 4/29/05

When Recorded Return to: GRANTEE

Send Subsequent Tax Bills To: GRANTEE

Drafted by:
Nader Baydoun
150 Fourth Avenue North
Suite 2120
Nashville, TN 37219-2425

EXHIBIT "A"

Murfreesboro Road Property

535 Murfreesboro Road:

Land in Davidson County, Tennessee, described according to a Survey dated June 15, 1987, revised June 23, 1987, by Kevin A. Edmonson, Registered Lane Surveyor, as follows:

PARCEL A: (Map 106-05-070.00)

Beginning at an existing concrete monument in the north line of the United States Postal Service property (Ref. DB 5051, page 422 R.O.D.C., Tennessee); thence North 1 deg. 18 min. 18 sec. West 262.92 feet to a point in the east margin of Fesslers Lane; thence, along said east margin, North 24 deg.. 28 min. 27 sec. East 60.05 feet to a point; thence South 74 deg. 38 min. 01 sec. East 97.57 feet to a railroad spike; thence North 1 deg. 18 min. 18 sec. West 174.93 feet to a point in the south margin of Murfreesboro Road; thence, along the said south Margin, South 74 deg. 36 min. 18 sec. East 340.52 feet; thence, along a curve to the right having a delta of 73 deg. 19 min. 00 sec., a radius of 20.00 feet, a length of 25.59 feet to the west margin of Polk Avenue; thence, along the said west margin, South 1 deg. 17 min. 18 sec. East 484.79 feet; thence, leaving said west margin, North 74 deg. 36 min. 54 sec. west 140.53 feet; North 15 degrees 23 min. 06 sec. east 9.66 feet; North 74 degrees 39 min. 04 sec. west 142 feet; South 15 deg. 23 min. 06 sec. west 9.57 feet; North 74 deg. 36 min. 54 sec. West 117.55 feet to an iron pin found in concrete at United States Postal Services Property's northeast corner; thence, North 74 deg. 36 min. 54 sec. West 80.00 feet to the point of beginning, containing 4.75 acres, more or less.

PARCEL B: (Map 106-05, Parcel 071.00)

Beginning at an iron pin in the west margin of Polk Avenue, South 1 deg. 17 min. 18 sec. East 854.54 feet, more or less, from the south margin of Murfreesboro Road, the northeast corner of the Pacific Coast Realty Corporation of Delaware property (Ref: DB 3431, page 194 R.O.D.C., Tennessee); thence along the north line of said Corporation, South 88 deg. 48 min. 03 sec. West 383.07 feet to an iron pin in the east line of the Sadler Brothers Trucking and Leasing Co., Inc. (Ref: DB 6127, page 840, R.O.D.C., Tennessee); thence, North 1 deg. 18 min. 37 sec. West 469.06 feet to an iron pin in concrete; thence South 74 deg. 36 min. 54 sec. East 117.55 feet to an iron pin; thence, North 15 deg. 23 min. 06 sec. East 9.57 feet to the south face of a retainer wall; thence along said south face, South 74 deg. 39 min. 04 sec. East 142.00 feet to an iron pin; thence, South 15 deg. 23 min. 06 sec. East 9.66 feet to an iron pin; thence, South 74 deg. 36 min. 54 sec. East 140.53 feet to an iron pin in the west margin of Polk Avenue; thence, along said West margin, South 1 deg. 17 min. 18 sec. East 354.86 feet to the beginning, containing 3.65 acres, more or less.

PARCEL C: (Map 106-05, Parcel 071.02)

Beginning at a point in the east margin of Polk Avenue, said point also being 150 feet southerly along margin from a bent iron pin at the corner of Lots 12 and 13 on the plan of A. M. Brown's land (Ref. Plat Book 57, page 126, R.O.D.C., Tennessee), this point also being the corner of Lots 15 and 16 on said plan; thence, leaving margin and with the lot line, North 88 deg. 42 min. 42 sec. East 132.50 feet to a point in the west margin of an alley; thence, with alley, South 1 deg. 17 min. 18 sec. East 150.00 feet to a point at the rear corner of Lots 18 and 19; thence, leaving alley, South 88 deg. 42 min. 42 sec. West 132.50 feet to the east margin of Polk Avenue; thence, North 1 deg. 17 min. 18 sec. West 150.00 feet with the margin to the point of beginning, containing 0.46 acres, more or less

PARCEL D: (Map 106-05-132.00)

Beginning at a point in the easterly margin of Fesslers Lane, said point being North 24 deg. 28 min. 27 sec. East 60.05 feet from the most northerly corner of United States Postal Service property (Ref: DB 5051, page 462, R.O.D.C., Tennessee); thence along said margin of Fesslers Lane on a curve to the left with a delta of 8 deg. 39 min. 51 sec., a radius of 761.04 feet, a length of 115.08 feet, and the chord being North 9 deg. 03 min. 30 sec. East 114.98 feet to a point; thence around a curve to the right, a delta of 100 deg. 40 min. 08 sec., a radius of 45.00 feet, a length of 79.07 feet to a point on the southerly margin of Murfreesboro Road; thence with said margin, South 74 deg. 36 min. 18 sec. East 15.77 feet to a point; thence, leaving margin of road, South 1 deg. 18 min. 18 sec. East 174.93 feet to a railroad spike; thence, North 74 deg. 38 min. 01 sec. West 97.57 feet to the point of beginning, containing 0.30 acres, more or less.

Being the same property conveyed to John R. Hooton and Elizabeth Hix Hooton by Trustee's Deed from G. Philip Anderson, Trustee, of record in Book 8382, page 594, in the Register's Office for Davidson County, Tennessee.