Davidson County DEEDQC
Recvd: 03/27/02 09:22 3pgs
Fees:17.00 Taxes:0.00
20020327-0037033

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that on February 28, 2002, **ANDREWS PROPERTIES, LLC, a Tennessee Limited Liability Company,** of the County of Shelby and State of Tennessee for and in consideration of the sum of TEN Dollars, do(es) hereby bargain, sell, release, remise, quit claim and convey unto **JONES & ANDREWS, LLC, a Tennessee Limited Liability Company,** all ITS right, title and interest in and to the following described real estate, in Davidson County, Tennessee:

See attached "Exhibit A" for Legal Description of Property.

This being the same property conveyed to ANDREWS PROPERTIES, LLC, a Tennessee Limited Liability Company by General Warranty Deed of record at Instrument Number **20010202-0010556** of the aforesaid Register's Office.

This deed prepared without title search, abstract or survey.

IN TESTIMONY WHEREOF WE have hereunto set OUR hand(s) this 28th day of February, 2002.

ANDREWS PROPERTIES, LLC, a Tennessee Limited Liability Company

By: _____
David Andrews, Chief Manager

State of Tennessee
County of Shelby

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared **David Andrews,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the **Chief Manager** of **Andrews Properties, LLC, a Tennessee Limited Liability Company**, the within named bargainer, and as such **Chief Manager,** executed the foregoing instrument for the purposes therein contained, by signing the named of the Liability Company as **Chief Manager.**

Witness my hand and seal at office in Bartlett, Tennessee this 28th day of February, 2002.

My Commission Expires:
5-14-2002

_____
Notary Public

STATE OF TENNESSEE

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer is $10.00.

R. Lauranne Andrews
Affiant

STATE OF TENNESSEE:
COUNTY OF SHELBY:

NOTARY PUBLIC AT LARGE SHELBY CO. TENN.

Subscribed and sworn before me this the 28th day of February, 2002.

Deeda J. Witham
Notary Public

My Commission Expires:
5-14-2002

PROPERTY ADDRESS:
1723 Lebanon Pike Circle
Nashville, Tennessee 37210

MAIL TAX NOTICES TO:
Jones & Andrews, LLC
790 Valleybrook
Memphis, Tennessee 38120

NAME AND ADDRESS OF PROPERTY OWNERS:
Jones & Andrews, LLC
790 Valleybrook
Memphis, Tennessee 38120

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Realty Closing Services, Inc.
6510 Stage Road, Suite 1
Bartlett, TN 38134

TAX PARCEL NO.:
Map 94-0, Parcel 59 and Map 94-0, Parcel 150

Exhibit A
Property Description

Land situated in the 15th Councilmatic District of Davidson County, Tennessee, consisting of two (2) separate, but adjacent tracts referred to as Tract 1 and Tract 2, more particularly described as follows:

Tract 1 (Map 94-0 Parcel 59)

Being Lot No. 3 of the Lellyett and Rogers Subdivision of record in Book 7900, Page 813, Register's Office for Davidson County, Tennessee.

Beginning at an iron rod on the southeasterly right-of-way of Lebanon Pike, said point being the northwesterly corner of subject lot and the northeasterly corner of Lot No. 2 of said subdivision.

Thence with said right-of-way, being a curve to the left, having a radius of 1,476.55 feet and in a general northeasterly direction 117.65 feet to a painted "X" on concrete;

Thence leaving said right-of-way with the southerly line of Parcel 150, South 76°-16'-52" East, 157.69 feet to an iron rod on the northwest right-of-way of Lebanon Pike Circle;

Thence with said right-of-way, being a curve to the right, having a radius of 498.28 feet and in a general southwesterly direction 113.33 feet to an iron rod;

Thence North 58°-54'-55" West, 5.00 feet to an iron rod;

Thence continuing with said right-of-way, being a curve to the right, having a radius of 539.90 feet and in a general southwesterly direction 130.70 feet to an iron rod;

Thence leaving said right-of-way and with the northeasterly line of Lot No. 2, North 32°-54'-08" West, 244.44 feet to the point of beginning, and containing 0.778 acres, more or less.

Being the same property conveyed to Thomas W. Beasley by his former wife, Sandra Janelle Beasley, by Quitclaim Deed of record in Book 9708, Page 881, said Register's Office. It is noted that the preparer of the prior Quitclaim Deed referenced in this derivation clause inadvertently included some erroneous calls in the metes and bounds description he used, however, reasonable minds could not differ on the fact that the property described therein is identical to the property being conveyed in this instrument.

This is improved property also known as 1731 Lebanon Road, Nashville, TN 37210.

Tract 2 (Map 94-0 Parcel 150)

Beginning at an iron rod in the southern margin of Lebanon Pike at the northerly most corner of Lot No. 3, as shown on the Plan of Lellyett and Rogers Subdivision, of record in Book 7900, Page 813, Register's Office for Davidson County, Tennessee;

Thence South 76°-16'-52" East, 157.69 feet to an iron rod in the northwest margin of Lebanon Pike Circle;

Thence North 6°-30' East along said margin, approximately 25 feet to a concrete monument;

Thence North 11°-30' West, approximately 73.3 feet to a point in the southerly margin of Lebanon Pike;

Thence Southwest along said margin, on a curve approximately 140 feet to the point of origin.

Being the same property conveyed to Thomas W. Beasley, an unmarried man, by Quitclaim Deed from Boyd Adams and wife, Dorothy Adams, of record in Book 9734, Page 887, said Register's Office.

This is unimproved property also known as 1736 Lebanon Pike Circle, Nashville, TN 37210.