18
JM

Davidson County DEEDQC
Recvd: 10/11/02 10:23 3pgs
Fees:17.00 Taxes:0.00

20021011-0124950

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DWS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
French R. McKnight, Jr. 1011 Cherry Avenue Nashville, Tennessee 37203	Same	60-8/18

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WELTON-MCKNIGHT LAND ENTERPRISES, a Tennessee general partnership composed of French R. McKnight, Jr. and Welton Investments, LLC, a Tennessee limited liability company (successor-in-interest to Welton Investments, a Tennessee general partnership) (the "Grantor") hereby quitclaims and conveys to FRENCH R. MCKNIGHT, JR. and his heirs and assigns (the "Grantee"), all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, more particularly described in Exhibit A attached hereto.

The source of this description is from the prior deed dated December 16, 1980, and recorded in Book 5693, Page 261 of Davidson County Tennessee.

This property is known as 3053 Dickerson Road, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 8 day of ~~September~~ October 2002.

WELTON-MCKNIGHT LAND ENTERPRISES

By: _____
French R. McKnight, Jr.
Its Partner

By: Welton Investments, LLC
Its Partner

By: _____
Title: ~~Gen. Ptr.~~ Chief Manager

STATE OF Tennessee)
COUNTY OF Davidson)

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

Affiant

Sworn to and subscribed before me this 8 day of October, 2002.

Bridget B. Ross
Notary Public

My Commission Expires: 9-24-2005

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, French R. McKnight, Jr., with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is one of two partners of Welton-McKnight Land Enterprises, a Tennessee general partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 8 day of October, 2002.

Bridget B. Ross
Notary Public

My Commission Expires: 9-24-2005

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, John B Jewell III, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Welton Investments, LLC, a Tennessee limited liability company and successor-in-interest to Welton Investments, and one of two partners of Welton-McKnight Land Enterprises, a Tennessee general partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 8 day of October, 2002.

Bridget B. Ross
Notary Public

My Commission Expires: 9-24-2005

Exhibit A

[Property Description]

A tract of land in the 3rd Civil District, Davidson County, Tennessee, described as follows:

BEGINNING at an iron stake on the Easterly margin Dickerson Pike. Said stake being at the beginning of a short radius curve and also being 40 feet from the centerline Dickerson Pike and being 58 ± feet South of the centerline of Ewing Lane. Thence to the right with said curve (Radius 25 feet) 41.00 feet to an iron stake on the Southerly margin Ewing Lane. Said stake being 30 feet South of the centerline Ewing Lane and being at the beginning of a curve; thence with the Southerly margin of Ewing Lane with a curve to the left (Radius 602.96 feet) 123.51 feet to an iron stake; thence leaving the Southerly margin Ewing Lane South 3° 53' West 130.70 feet to an iron stake; thence North 84° 41' West 150.00 feet to an iron stake on the Easterly margin of Dickerson Pike; thence with the Easterly margin of Dickerson Pike North 3° 53' East 97.91 feet to the POINT OF BEGINNING.

SUBJECT TO any and all, restrictions, covenants, conditions, zoning ordinances, rights-of-way and easements of record, if any, affecting said land.

BEING the same property conveyed to Welton-McKnight Land Enterprises from Union Oil Company of California by Special Warranty Deed dated December 16, 1980, and recorded in Book 5693, Page 261 of Davidson County Tennessee.