Davidson County DEEDQC
Recvd: 03/14/03 10:16 2pgs
Fees:12.00 Taxes:0.00
20030314-0034275

This Instrument Prepared By:
Mark A. Ellmore, Attorney
1821 Old Murfreesboro Pike
Nashville, TN 37217

QUITCLAIM DEED

For and in consideration of Ten Dollars and 00/100 ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **S & D Properties, a general partnership**, formerly known as **S & D Properties, LLC**, by these presents do hereby quitclaim and convey to **S & D Properties, a general partnership** all of my right, title, life estate and interest in and to the following described tract of land to wit:

A tract or parcel of land located in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Lot 19C, Section 13, Metropolitan Industrial Park of record in Book 4955, Page 104, Register's Office for Davidson County, Tennessee, which tract is more particularly described as follows:

Beginning at an iron rod situated in the northerly margin of Elm Tree Drive, said point being the southwest corner of the W. W. Grainger, Inc. property of record in Deed Book 5001, Page 96, R.O.D.C, TN, said point also being the southeast corner of the herein described tract of land.

Thence, along said road, along a curve to the left having a central angle of 04 degrees 05' 41", a radius of 1748.01 feet, a tangent of 62.49 feet, a length of 124.92 feet, and having a chord which bears S 67 degrees 46' 59" W, a distance of 124.89 feet to an iron rod;

Thence, leaving said road, N 24 degrees 10' 25" W., a distance of 270.89 feet to an iron rod;

Thence, along a curve to the right, having a central angle of 04 degrees 01' 15", a radius of 2285.92 feet, a tangent of 80.24 feet, a length of 160.42 feet, and having a chord which bears N 67 degrees 02' 53" E., a distance of 160.39 feet to an iron road;

Thence, S 15 degrees 01' 59" E. a distance of 186.17 feet to an iron rod;

Thence, S 20 degrees 17' 54" E. a distance of 88.13 feet to the point of beginning.

The above legal description is according to a survey prepared by Allen R. Trumbo, Registered Land Surveyor, Tennessee No. 1127, dated July 10, 1996, Job No. 96065.

BEING the same property conveyed to S & D Properties, LLC by Warranty Deed from Walter G. Knestrick of record in Book 10137, Page 757, Register's Office for Davidson County, Tennessee. S & D Properties, LLC is now known as S & D Properties, a general partnership, of record in Certificate of Merger in Instrument No. 20000106-0002073, said Register's Office.

This conveyance is subject to any and all existing restrictions, easements, and building setback lines of record.

This is improved property is known as 1926 Elm Tree Drive, Nashville, Tennessee 37210.

WITNESS my hand and seal on this 13th day of March, 2003.

S & D Properties, a general partnership

BY: Thomas W. Slowey, General Partner

BY: E. Vivian Denton, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas W. Slowey and L. Vivian Denton with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged himself to be the General of S & D Properties, a general partnership, and that he as such General Partner, AND who acknowledged herself to be the General Partner of S & D Properties, a general partnership and that she as such General Partner, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of S & D Properties, a general partnership, by himself as General Partner and herself as General Partner.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of March, 2003.

My commission expires:

5/28/06

Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value, whichever is greater, for this transfer is $-0-, which is paid for the property herein conveyed.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this the 13th day of March, 2003.

My commission expires: 5/28/06

Notary Public

ADDRESS OF NEW OWNERS:
S&D Properties, a general partnership
1926 Elm Tree Drive
Nashville, TN 37210

SEND TAX BILLS TO:
SAME

Map/Parcel:
95-13-40

