Davidson County DEEDQC
Recvd: 05/20/03 15:38 3pgs
Fees:17.00 Taxes:0.00
20030520-0068875

Prepared by:
MTC Title - Tennessee, LLC.
6 Cadillac Drive, Suite 190
Brentwood, TN 37027

PREPARER OF THIS DOCUMENT MAKES NO WARRANTIES AS TO TITLE ON THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills to:	Map & Parcel:
Cedar Square, a Tennessee General Partnership	Cedar Square, a Tennessee General Partnership	162-186
14901 Old Hickory Blvd.	14901 Old Hickory Blvd.	
Nashville, Tennessee 37211	Nashville, Tennessee 37211	

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, Terry Mays and Robert D. Fulcher, III, d/b/a Haywood LTD, by these presents do hereby quitclaim and convey unto Cedar Square, a Tennessee General Partnership composed of Robert D. Fulcher, III and W. Terry Mays his/her/ their successors and assigns, all his/her/their rights title and interest in and to the following described tract of land:

Land lying in the 2nd Civil District of Davidson County, Being Lot No. 1 on the Plan of Cedar Square Shopping Center, of record in Book 5190, Page 29, Register's Office for said County, and being more particularly described as follows:

Beginning at a point on the easterly margin of Cedarmont Drive, said point further described as being the northwesterly corner of Lot 69 Cedarwood Estates, as of record in Book 4675, Page 62, Register's Office, Davidson County, Tennessee; thence with said margin north 16 degrees 25 minutes 23 seconds west 30.58 feet to a point; thence with a curve to the right having a radius of 590.66 feet for a distance of 211.33 feet to a point; thence with a curve to the right having a radius of 50 feet for a distance of 78.54 feet to a point in the southerly margin of Old Hickory Blvd; thence North 4 degrees 4 minutes 37 seconds East 50 feet to a point; thence South 85 degrees 55 minutes 23 seconds east 142.68 feet to a point; thence south 36 degrees 12 minutes 55 seconds east 179.48 feet to a point; thence leaving said margin, South 3 degrees 42 minutes 42 seconds west 51.03 feet to a point; thence south 73 degrees 34 minutes 37 seconds west 278.56 feet to the point of beginning.

Being the same property conveyed to Robert D. Fulcher, III and Terry Mays d/b/a Haywood Ltd., by deed from George W. Jones, Jr., and wife, Margaret E. Jones, of record in Book 5160, Page 743, said Register's Office. Being the same property to which a twenty-five (25%) interest was conveyed to R. A. Shannon and a twenty-five (25%) interest was conveyed to Johnnie B. Shannon by deed from Robert D. Fulcher, III and Terry Mays, d/b/a Haywood Ltd. Of record in Book 5871, Page 531, Register's Office for Davidson County, Tennessee. The said R. A. Shannon having since died testate and by virtue of his Last Will and Testament, docket number 96P-1676, property was to be conveyed to Robert A. Shannon, Jr. and Charles M. Shannon, Being the same property conveyed to Charles Meredith Shannon a twelve and one-half percent (12 ½%) undivided interest by quitclaim deed from The Estate of Robert A. Shannon, Sr., of record in Book 10304, Page 601, Register's Office for Davidson County, Tennessee and being the same property conveyed to Robert A. Shannon, Jr. a twelve and one-half (12 ½%) undivided interest by Quitclaim Deed of record in Book 10304, Page 599, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Robert D. Fulcher, III and Terry Mays d/b/a Haywood LTD., by Special Warranty Deed of record in Book 10824, Page 898, Book 10824, Page 902, and in Book 10824, Page 906, Register's Office for Davidson County, Tennessee.

The Real Property or its address is commonly known as 14901 Old Hickory Blvd., Nashville, TN.

Parcel 1: Beginning at an iron stake in the southern right of way line of Bell Road where it intersects with the north line of Old Hickory Blvd.; thence easterly along the southern right of way line of Bell Road 89.4 feet to an iron stake; thence S 3 deg. 30 min. West, 110.6 feet, more or less, where it intersects with the northerly right of way line of Old Hickory Blvd.; thence in a northerly direction along Old Hickory Blvd. Right of way line N 35 deg. 45 sec. West, 142.5 feet, more or less, to the point of beginning.

Included in this description but specifically excluded in this conveyance is that property conveyed to the State of Tennessee in Book 7827, Page 758, described as follows:

Beginning at a point in the intersection of the existing south margin of State Route 254 and the west boundary of the Tommie B. Watson property; thence with the said boundary South 7 deg. 8 min 37 sec. West, 4 feet, more or less, to a point; thence N 84 deg. 51 min. 23 sec. West, 85 feet, more or less, to a point in the existing east margin of Old Hickory Blvd; thence with the said east margin North 29 deg. 50 min. 23 sec. West, 6 feet, more or less, to a point; thence South 84 deg. 51 min. 23 sec. East 86 feet, more or less, to the point of beginning.

Parcel 2: All right, title and interest to that segment of Old Hickory Blvd. Between the south margin of Old Hickory Blvd. and the East property line of Map 162, parcel 186, all of which is more particularly described by lines, words and figures on the sketch attached hereto. The above described property was abandoned by the Metropolitan Government of Nashville and Davidson County by Ordinance No. 096-157, passed on first reading on January 2, 1996, second reading January 16, 1996 and third reading on February 6, 1996, and approved on February 8, 1996. The portion of the abandoned property lies between the property shown on Map 162, Parcel 178, and Map 162, Parcel 186.

Being the same property conveyed to Terry Mays and Robert D. Fulcher, d/b/a Haywood LTD, by Quitclaim Deed from KS Realty, LLC of record as instrument no. 20000926-0095145, Register's Office for Davidson County, Tennessee

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

Witness my/our hand(s) this 13th day of May 2003, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Terry Mays and Robert D. Fulcher, III d/b/a Haywood LTD

Terry Mays

Robert D. Fulcher, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

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

Notary Commission Expires: 3/10/07

WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry Mays, d/b/a Haywood LTD the within named bargainor(s), with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 13th day of May, 2003.

My Commission Expires:
3/10/07

Brenda R Lehman
Notary Public

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert D. Fulcher, III d/b/a Haywood LTD the within named bargainor(s), with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 13th day of May, 2003.

My Commission Expires:
3/10/07

Brenda R Lehman
Notary Public