Davidson County DEEDQC
Recvd: 07/02/03 08:37 8pgs
Fees:42.00 Taxes:0.00
20030702-0091230

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

X _____
Affiant

Subscribed and sworn before me on this 26th day of June, 2003.

_____
Notary Public
My Commission Expires: 1/14/05

This Instrument Was Prepared By:

Sidwell, Barrett & McCann, P.C.
121 First Avenue South, Suite 200
Franklin, Tennessee 37064

Address of New Owners:
Cobblestone Landing, LLC
11841 Mason-Montgomery Road, Suite A
Cincinnati, Ohio 45249

Send Tax Bills To:
Same as Owner

Map - Parcel Numbers:
Wilson County, Tennessee: 87-41; 87-42; 74-20.00; 74-20.01; 75-1.00; 75-1.03; 75-1.04; 75-1.05; 75-2.00; 75-3.00
Davidson County, Tennessee: 87-44; 87-130; 87-131; 87-133

QUITCLAIM DEED

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 is hereby acknowledged, **Douglas P. Haynes and wife, Debbie L. Haynes, J. Dedrick Stevens, Kenneth Wayne Whittle and wife, Barbara Whittle, William Thomas Whittle and wife, Sandra Whittle, Steve Allen Whittle and wife, Karen Whittle, Barbara Ann Edwards and husband, Ronald Edwards, Evelyn Ruth Bockrath and husband, Henry Bockrath, Kenard V. Peterman and wife, Anita Louise Peterman, and Jean Chandler Mangrum and husband, James Mangrum** ("Grantors") do hereby grant, bargain, sell, transfer, release, remise and forever quitclaim unto **Cobblestone Landing, LLC, an Ohio limited liability company** ("Grantee"), their heirs, and assigns, forever, their entire right, title, and interest in and to a certain tract of land situated in Davison County, Tennessee, and Wilson County, Tennessee, with said tract of land being more particularly described as follows:

SEE EXHIBIT A

Being the same property conveyed to Cobblestone Landing, LLC, from Douglas P. Haynes and wife, Debbie L. Haynes by Warranty Deed of record in Deed Book _____, Page _____, Register's Office for Wilson County, Tennessee; also being the same property conveyed to Cobblestone Landing, LLC, from J. Dedrick Stevens by Warranty Deed of record in Deed Book _____, Page ____, Register's Office for Wilson County, Tennessee, and Deed Book *_____, Page _____, Register's Office for Davidson County, Tennessee; also being the same property conveyed to Cobblestone Landing, LLC, from Kenneth Wayne Whittle and wife, Barbara Whittle, William Thomas Whittle and wife, Sandra Whittle, Steve Allen Whittle and wife, Karen Whittle, Barbara Ann Edwards and husband, Ronald Edwards, and Evelyn Ruth Bockrath and husband, Henry Bockrath, by Warranty Deed of record in Deed Book _____, Page ____, Register's Office for Wilson County, Tennessee, and Deed Book **_____, Page _____, Register's Office for Davidson County, Tennessee; also being the same property conveyed to Cobblestone Landing, LLC, from Kenard V. Peterman and wife, Anita Louise Peterman, by Warranty Deed of record in Deed Book _____, Page ____, Register's Office for Wilson County, Tennessee, and Deed Book ***_____, Page _____, Register's Office for Davidson County, Tennessee; also being the same property conveyed to Cobblestone Landing, LLC, from Jean Chandler Mangrum and husband, James Mangrum, by Warranty Deed of record in Deed Book _____, Page ____,

* Instrument # 20030702-0091228
** Instrument # 20030702-0091226
*** Instrument # 20030702-0091229

Register's Office for Wilson County, Tennessee, and Deed Book **** _____, Page _____, Register's Office for Davidson County, Tennessee;

**** Instrument # 200307020091227

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

This conveyance is made for the purposes of combining the several tracts of land into the one tract herein described.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 26th day of June, 2003, at Franklin, Williamson County, Tennessee.

GRANTORS:

DOUGLAS P. HAYNES

DEBBIE L. HAYNES

J. DEDRICK STEVENS

KENNETH WAYNE WHITTLE

BARBARA WHITTLE

WILLIAM THOMAS WHITTLE

SANDRA WHITTLE

STEVE ALLEN WHITTLE

KAREN WHITTLE

BARBARA ANN EDWARDS

RONALD EDWARDS

EVELYN RUTH BOCKRATH

HENRY BOCKRATH

KENARD V. PETERMAN

ANITA LOUISE PETERMAN

JEAN CHANDLER MANGRUM

JAMES MANGRUM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Douglas P. Haynes and wife, Debbie L. Haynes, the within named Grantors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 26 day of June, 2003.

JACKSON M. WELCH JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 10-18-04

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, J. Dedrick Stevens, the within named Grantors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 26 day of June, 2003.

JACKSON M. WELCH JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 10-18-04

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Kenneth Wayne Whittle and wife, Barbara Whittle, William Thomas Whittle and wife, Sandra Whittle, Steve Allen Whittle and wife, Karen Whittle, Barbara Ann Edwards and husband, Ronald Edwards, Evelyn Ruth Bockrath and husband, Henry Bockrath, the within named Grantors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, TN, Tennessee, this 26th day of June, 2003.

THOMAS K. BRODWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/4/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Kenard V. Peterman and wife, Anita Louise Peterman, the within named Grantors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 30 day of June, 2003.

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 10-18-04

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Jean Chandler Mangrum and husband, James Mangrum, the within named Grantors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 26 day of June, 2003.

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 10-18-04

LAND DESCRIPTION

Cobblestone Landing Property

Being a tract of land lying partially in the Twenty-fifth Civil District of Wilson County, City of Mt. Juliet and the Twelfth Councilmanic of Davidson County, Nashville, Tennessee. Said property lying South of Old Lebanon Dirt Road and East of New Hope Road, and being more particularly described as follows:

Beginning at a concrete monument lying on the Southerly margin of Old Lebanon Dirt Road, being the Northeast corner of New Hope Meadows, Phase II, of record in Plat Book 6900, Page 724, Register's Office for Davidson County;

Thence, with Old Lebanon Dirt Road the following two calls:
North 75°51'00" East, a distance of 121.68 feet to an iron pin;
North 80°34'01" East, a distance of 273.48 feet to the Northeast corner of Chandler Pointe, Phase 2, Section 1, of record in Plat Book 20, Page 942, Register's Office for Wilson County;

Thence, with the West line of Chandler Pointe, and along or near a creek branch, the following fifty-one calls:
South 21°13'46" East, a distance of 136.05 feet;
South 27°39'57" East, a distance of 80.67 feet;
South 20°30'21" East, a distance of 53.11 feet;
South 30°46'24" East, a distance of 49.53 feet;
South 10°24'25" West, a distance of 74.40 feet;
South 51°46'22" East, a distance of 18.36 feet;
South 03°25'07" West, a distance of 64.42 feet;
South 31°51'48" East, a distance of 46.05 feet;
South 13°25'50" West, a distance of 19.04 feet;
South 53°15'42" East, a distance of 18.91 feet;
South 05°39'46" West, a distance of 63.23 feet;
South 32°24'49" East, a distance of 36.46 feet;
South 70°12'16" East, a distance of 31.77 feet;
South 01°08'15" East, a distance of 57.02 feet;
South 28°28'20" East, a distance of 56.85 feet;
South 02°04'34" East, a distance of 81.41 feet;
South 04°59'22" East, a distance of 90.04 feet;
South 19°12'25" East, a distance of 43.66 feet;
South 35°10'25" West, a distance of 20.86 feet;
South 03°48'04" West, a distance of 93.88 feet;
South 23°04'17" East, a distance of 33.50 feet;
South 06°54'15" West, a distance of 76.17 feet;
South 09°22'13" East, a distance of 42.97 feet;
South 43°03'19" East, a distance of 56.24 feet;
South 17°52'06" East, a distance of 65.49 feet;
South 19°06'34" East, a distance of 54.34 feet;
South 12°49'12" East, a distance of 36.79 feet;
South 12°49'12" East, a distance of 64.35 feet;
South 18°32'42" East, a distance of 96.41 feet;
South 59°33'56" East, a distance of 25.71 feet;
South 11°22'53" East, a distance of 26.43 feet;
South 53°23'46" East, a distance of 50.44 feet;
South 67°03'32" East, a distance of 94.33 feet;
South 29°48'08" East, a distance of 25.02 feet;
South 09°59'35" East, a distance of 80.13 feet;
South 73°38'14" East, a distance of 15.26 feet;
North 59°52'49" East, a distance of 27.19 feet;
South 24°29'44" East, a distance of 65.29 feet;
South 15°57'41" East, a distance of 51.52 feet;
South 24°52'04" East, a distance of 50.20 feet;
South 34°36'53" East, a distance of 78.84 feet;
South 36°21'27" East, a distance of 54.86 feet;
South 09°30'17" East, a distance of 43.87 feet;
South 29°19'09" East, a distance of 72.88 feet;
South 52°12'21" East, a distance of 30.74 feet;
South 80°11'41" East, a distance of 28.65 feet;
South 24°59'48" East, a distance of 55.46 feet;
South 46°09'18" East, a distance of 25.62 feet;
South 20°09'16" East, a distance of 200.52 feet to an iron pin;
South 81°07'41" East, a distance of 14.85 feet to an iron pin;
South 08°52'19" West, a distance of 11.66 feet to an iron pin in the South line of Chandler Pointe, Phase 2, Section 2, of record in Plat Book 21, Page 184, Register's Office for Wilson County;

Thence, with the South line of Chandler Pointe the following two calls:

South 81°07'41" East, a distance of 223.46 feet to a 3" metal post;
South 81°18'35" East, a distance of 819.54 feet to an iron pin in the West line of Chandler Pointe, Phase 4, Section 1, of record in Plat Book 21, Page 705, Register's Office for Wilson County;

Thence, with the West line of Chandler Pointe the following nine calls:
South 10°57'49" West, a distance of 315.24 feet to an iron pin;
South 11°19'12" West, a distance of 264.30 feet to an iron pin;
South 04°45'16" West, a distance of 44.45 feet to an iron pin;
South 09°51'01" West, a distance of 263.43 feet to an iron pin;
South 08°42'29" West, a distance of 300.37 feet to an iron pin;
South 10°52'44" West, a distance of 277.77 feet to an iron pin;
South 06°54'00" West, a distance of 166.95 feet to an iron pin;
South 10°53'45" West, a distance of 149.10 feet to an iron pin;
South 09°16'55" West, a distance of 526.22 feet to a planted stone;
South 13°13'45" East, a distance of 2.30 feet to an iron pin, the Northeast corner of the John B. Steele property, of record in Deed Book 902, Page 1467, Register's Office for Wilson County;

Thence, with the North line of Steele, North 81°04'01" West, a distance of 696.69 feet to an iron pin, the Northwest corner of said Steele;

Thence, with the West line of Steele, South 15°12'27" West, a distance of 65.26 feet to an iron pin, the Northeast corner of the David W. Waldron property, of record in Deed Book 463, Page 2, Register's Office for Wilson County;

Thence, with the North line of Waldron, North 80°51'38" West, a distance of 536.44 feet to an iron pin, the Northwest corner of the David W. Waldron property, of record in Deed Book 11476, Page 235, Register's Office for Davidson County and being in the East line of the Brian Clifton Crowder property, of record in Deed Book 8064, Page 615, Register's Office for Davidson County;

Thence, with the East line of Crowder, North 10°20'09" East, a distance of 778.67 feet to an iron pin, the Northeast corner of the Clarence Edward Crowder, Jr. property, of record in Deed Book 9000, Page 155, Register's Office for Davidson County;

Thence, with the North line of Crowder, North 80°37'46" West, a distance of 160.15 feet to an iron pin in the East line of the Stephen K. and Susan Felts property, of record by Instrument No. 200005310054024, Register's Office for Davidson County;

Thence, with the North line of Felts the following 4 calls:
North 08°03'21" West, a distance of 663.16 feet to an iron pin;
North 60°01'22" West, a distance of 1211.89 feet to an angle iron;
North 81°07'34" West, a distance of 1530.93 feet to an iron pin in the Easterly margin of New Hope Road;

Thence, with New Hope Road, North 08°38'04" East, a distance of 284.66 feet to an iron pin, the Southwest corner of the Richard Harris and Nannie Lou Smith, Jr. property, of record in Deed Book 1534, Page 273, Register's Office for Davidson County;

Thence, with the South and East line of Smith the following three calls:
South 66°32'33" East, a distance of 435.41feet to an iron pin;
North 76°40'32" East, a distance of 648.99 feet to an iron pin;
North 08°08'00" East, a distance of 309.47 feet to an iron pin in the South line of New Hope Meadows, Phase I, of record in Plat Book 6900, Page 653, Register's Office for Davidson County;

Thence, with the South and East line of New Hope Meadows the following three calls:
South 82°10'04" East, a distance of 864.78 feet to a concrete monument;
North 07°16'12" East, a distance of 419.07 feet to a concrete monument,
South 83°46'06" East, a distance of 261.91feet to a concrete monument, the Southeast corner of New Hope Meadows, Phase II, of record in Plat Book 18, Page 561, Register's Office for Wilson County;

Thence, with the East and North line of New Hope Meadows the following two calls:
North 04°35'32" East, a distance of 403.69 feet to a concrete monument;
North 82°51'04" West, a distance of 443.26 feet to an iron pin in the East line of New Hope Meadows, Phase II, of record in Plat Book 6900, Page 724, Register's Office for Davidson County;

Thence, with the East line of New Hope Meadows the following two calls:
North 00°27'55" West, a distance of 474.90 feet to a concrete monument;
North 04°30'33" East, a distance of 572.31 feet to the Point of Beginning and Containing 6,482,275 Square Feet or 148.81 Acres, more or less.

There is included in the preceding legal descriptions, but excepted from the conveyance the following tract of land which is retained by the GRANTOR:

Being a tract of land in the twenty-fifth Civil District of Mt. Juliet, Wilson County, Tennessee, lying generally South of Old Lebanon Dirt Road and East of New Hope Road, being the proposed Lot 1 of Cobblestone Landing, Phase One and being more particularly described as follows:

Beginning at a point in the westerly right-of-way of the proposed Cobblestone Landing Road (50'), said point being the northeast corner of the herein described lot and lying approximately 380 feet south of the intersection of the proposed Cobblestone Landing Road and old Lebanon Dirt Road;
Thence, with the proposed westerly right-of-way of Cobblestone Landing Road along a curve to the right having a radius of 475.00 feet, an arc distance of 20.75 feet to a point at the beginning of a curve to the left;
Thence, along said curve having a radius of 525.00 feet an arc distance of 88.05 feet to a point being the southeast corner of the herein described lot;
Thence, leaving said right-of-way along the North line of the Cultural and Environmental Open Space, Cobblestone Landing Subdivision, South 88°56'05" West, a distance of 178.40 feet to a point;
Thence, North 79°54'43" West, a distance of 86.87 feet to a point near the east line of New Hope Meadows, Phase Two of record in Plat Book 6900, Page 724, R.O.W.C., said point being the southwest corner of the herein described lot;
Thence, along or near the east line of New Hope Meadows North 04°30'33" East, a distance of 193.37 feet to a point being the northwest corner of the herein described lot and common corner to Lot 1, Cobblestone Landing, Phase One;
Thence, with the south line of Lot 1 South 79°54'50" East, a distance of 105.67 feet;
Thence, continuing with the same South 65°09'56" East, a distance of 199.35 feet to the Point of Beginning containing 45,990 square feet or 1.06 acres, more or less.

There is included in the preceding legal descriptions, but excepted from the conveyance the following tract of land which is retained by the GRANTOR:

Being a tract of land in the Twelfth Councilmanic District of Nashville, Davidson County, Tennessee, being the proposed Lot 2 of Cobblestone Landing, Phase Two and being more particularly described as follows:

Beginning at a point in the easterly margin of New Hope Road, said point being the southwest corner of the herein-described lot;

Thence, along the margin of said road North 08°46'55" East, a
Distance of 70.97 feet to a point;

Thence, North 12°48'44" East, a distance of 71.53 feet to the beginning of a curve to the right at the intersection of the westerly right-of-way of the proposed road "A" in Cobblestone Landing, Phase Two;

Thence, along said curve to the right having a radius of 25.06 feet, an arc distance of 39.16 feet to a point in the southerly right-of-way of said proposed Road "A";

Thence, continuing with said proposed right-of-way South 80°51'43" East, a distance of 68.29 feet to a point at the beginning of a curve to the right;

Thence, along said curve to the right, having a radius of 327.00 feet, an arc distance of 139.91 feet to a point;

Thence, South 56°20'49" East, a distance of 69.68 feet to a point, said point being the northeast corner of the herein-described lot;

Thence, leaving the southerly right-of-way of the proposed Road "A" South 08°52'55" West, a distance of 107.56 feet to a point near the northerly line of Stephen K. and Susan Felts, instrument no.200005310054024, R.O.D.C.,

Thence, along or near said line North 81°07'05" West,
A distance of 297.00 feet to the Point of Beginning, Containing 44,980 square feet or 1.03 acres, more or less.