This Instrument is prepared by:
Peter Weiss, Attorney at Law
761 Old Hickory Boulevard, Suite 102
Brentwood, Tennessee 37027
(Prepared solely from information provided by
and at the direction of the parties to this instrument)

Map 120, p/o Parcel 64

Davidson County ESMT
Recvd: 08/25/03 08:20 7pgs
Fees:37.00 Taxes:0.00
20030825-0122733

Instrument of Partition, Conveyance and Dedication of Perpetual Easement for Ingress, Egress and Regress

This Instrument of Partition, Conveyance and Dedication of Perpetual Easement for Ingress, Egress and Regress (the "Instrument") is made and entered into this the 20th. day of August, 2003 by George H. Currey (a/k/a George Hill Currey) and wife, Leah Currey and James G. Currey, Jr. and wife, Betty Currey .

W I T N E S S E T H :

That whereas, the said George H. Currey and James G. Currey, Jr. are the record owners of a certain tract or parcel of land (the "Property") consisting of 8.87 acres, more or less, located in the Second Civil District of Nashville, Davidson County, Tennessee and being part of the same property conveyed to James G. Currey and wife, Huldah Currey by Deed from Mrs. Mattie Currey et al, of record in Book 1639, Page 123 and by Deed from Louis R. Currey et al, of record in Book 2905, Page 237, Register's Office for Davidson County, Tennessee, the said James G. Currey and wife, Huldah Currey having since died, the said Huldah Currey having predeceased the said James G. Currey and the subject property being devised to James G. Currey and George H. Currey under the Last Will and Testament of James G. Currey, a copy of which is of record in Instrument No. 20020821-0101002, in said Register's Office; and,

Whereas, the said George H. Currey and James G. Currey, Jr. desire to partition the subject property and convey and create separate parcels, each in the other, as to a portion of the Property as herein described; and,

Whereas, the said George H. Currey and James G. Currey, Jr. further desire to create and dedicate a perpetual easement for ingress, egress and regress across a portion of the Property for the joint use and benefit of their respective separate parcels.

Now Therefore, for and in consideration of the benefits recited and other good and valuable consideration, the receipt thereof which is hereby acknowledged, the said George H. Currey and James G. Currey, Jr. hereby agree as follows:

1. The said George H. Currey hereby quitclaims and conveys to James G. Currey, Jr. and wife, Betty Currey, all of his right title and interest in and to the tract or parcel of land as described according to the description from the As-Built and Boundary Survey by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor No. 1728, dated December 15, 2000 and revised November 26, 2002, attached hereto as, Exhibit "A". The said Leah Currey joins in the execution of this instrument in order to convey to the said James G. Currey, Jr. and wife, Betty Currey, any rights she may have in the subject property; and,

2. The said James G. Currey, Jr. hereby quitclaims and conveys to George H. Currey and wife, Leah Currey, all of his right title and interest in and to the tract or parcel of land as described according to the description from the As-Built and Boundary Survey by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor No. 1728, dated December 15, 2000 and revised November 26, 2002, attached hereto as, Exhibit "B". The said Betty Currey joins in the execution of this instrument in order to convey to the said George H. Currey and wife, Leah Currey, any rights she may have in the subject property; and,

3. The said George H. Currey and wife, Leah Currey and James G. Currey, Jr. and wife, Betty Currey hereby create and dedicate a perpetual easement (the "Easement") for ingress, egress and regress across a portion of the Property for the use and benefit of the said George H. Currey and wife, Leah Currey and James G. Currey, Jr. and wife, Betty Currey, said Easement being described according to the description from the As-Built and Boundary Survey by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor No. 1728, dated December 15, 2000 and revised November 26, 2002, attached hereto as, Exhibit "C".

The said Easement created and dedicated herein shall be non-exclusive in nature and may be used, enjoyed and shall be jointly maintained by George H. Currey and wife, Leah Currey and James G. Currey, Jr. and wife, Betty Currey, their respective heirs, successors and assigns, and the Easement shall be perpetual in nature and shall burden, benefit and run with, the title to the respective Parcels, as hereinabove recited in Item 1 and 2 above.

This Instrument is and shall be effective the day and date first above written.

George H. Currey

Leah Currey

James G. Currey, Jr.

Betty Currey

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George H. Currey and wife, Leah Currey , the bargainors ,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 and official seal at Brentwood, Tennessee, this 20th. day of August, 2003.

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 3/31/~~2003~~ 2007

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James G. Currey, Jr. and wife, Betty Currey , the bargainors ,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 and official seal at Brentwood, Tennessee, this 20th. day of August, 2003.

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:3/31/~~2003~~ 2007

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater for this transfer is $ 30.00.

Affiant

Subscribed and sworn to before me.
This the 20th. day of August, 2003.

Notary Public

My commission expires: 3/31/2007

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

BEGINNING AT A POINT ON THE EASTERLY MARGIN OF CURREY ROAD, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LOT. NO. 4 ON THE MAP OF SHOWING SUBDIVISION OF BEN F. TURBEVILLE ESTATE, AS OF RECORD IN BOOK 547, PAGE 143, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(1) THENCE N25°30'35"W, 42.06 FEET TO A POINT;
(2) THENCE N67°39'02"E, 566.45 FEET TO A POINT;
(3) THENCE N81°08'36"E, 242.93 FEET TO A POINT;
(4) THENCE WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 22°47'19", A RADIUS OF 287.20 FEET AND AN ARC LENGTH OF 114.23 FEET TO A POINT;
(5) THENCE WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 28°36'01", A RADIUS OF 201.40 FEET AND AN ARC LENGTH OF 100.53 FEET TO A POINT;
(6) THENCE WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°13'38", A RADIUS OF 302.03 FEET AND AN ARC LENGTH OF 53.91 FEET TO A POINT;
(7) THENCE N79°54'51"E, 58.97 FEET TO A POINT;
(8) THENCE N78°29'25"E, 65.10 FEET TO A POINT;
(9) THENCE N79°31'41"E, 57.14 FEET TOA POINT;
(10) THENCE WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°18'46", A RADIUS OF 7100.56 FEET AND AN ARC LENGTH OF 162.69 FEET TO A POINT;
(11) THENCE S11°40'26"W, 45.21 FEET TO A POINT;
(12) THENCE S80°11'54"E, 373.68 FEET TO A POINT;
(13) THENCE S10°18'06"E, 205.53 FEET TO A POINT;
(14) THENCE S86°41'54"W, 65.87 FEET TO A POINT;
(15) THENCE S86°39'56"W, 940.51 FEET TO THE POINT OF BEGINNING, CONTAINING 193,558 SQUARE FEET OR 4.44 ACRES.

EXHIBIT "B"

BEGINNING AT A POINT ON THE EASTERLY MARGIN OF CURREY ROAD, SAID POINT BEING THE NORTHWESTERLY CORNER OF LOT NO. 3 ON THE MAP SHOWING SUBDIVISION OF BEN F. TURBEVILLE ESTATE, AS OF RECORD IN BOOK 547, PAGE 143, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(1) THENCE WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 04°05'47", A RADIUS OF 1518.48 FEET AND AN ARC LENGTH OF 108.56 FEET TO A POINT;
(2) THENCE N59°17'54"E, 724.74 FEET TO A POINT;
(3) THENCE WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08°22'25", A RADIUS OF 1128.85 FEET AND AN ARC LENGTH OF 164.98 FEET TO A POINT;
(4) THENCE N89°30'55"E, 201.68 FEET TO A POINT;
(5) THENCE S04°48'34"E, 278.00 FEET TO A POINT;
(6) THENCE N80°11'54"E, 313.31 FEET TO A POINT;
(7) THENCE S12°27'49"E, 8.57 FEET TO A POINT;
(8) THENCE WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01°18'46", A RADIUS OF 7100.56 FEET AND AN ARC LENGTH OF 162.69 FEET TO A POINT;
(9) THENCE S79°31'41"W, 57.14 FEET TO A POINT;
(10) THENCE S78°29'25"W, 65.10 FEET TO A POINT;
(11) THENCE S79°54'51"W, 58.97 FEET TO A POINT;
(12) THENCE WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10°13'38", A RADIUS OF 302.03 FEET AND AN ARC LENGTH OF 53.91 FEET TO A POINT;
(13) THENCE WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 28°36'01", A RADIUS OF 201.40 FEET AND AN ARC LENGTH OF 100.53 FEET TO A POINT;
(14) THENCE WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 22°47'19", A RADIUS OF 287.20 FEET AND AN ARC LENGTH OF 114.23 FEET TO A POINT;
(15) THENCE S81°08'36"W, 242.93 FEET TO A POINT;
(16) THENCE S67°39'02"W, 566.45 FEET TO A POINT;
(17) THENCE N25°30'35"W, 42.06 FEET TO THE POINT OF BEGINNING, CONTAINING 192,991 SQUARE FEET OR 4.43 ACRES.

EXHIBIT "C"

15' PRIVATE INGRESS/EGRESS EASEMENT, 7.5' EITHER SIDE OF THE EXISTING CENTERLINE GRAVEL DRIVE, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT I N THE EASTERLY MARGIN OF CURREY ROAD, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LOT NO. 4 ON THE MAP OF SHOWING SUBDIVISION OF BEN F. TURBEVILLE ESTATE, AS OF RECORD IN BOOK 547, PAGE 143, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(1) THENCE N25°30'35"W, 20.6 FEET TO THE CENTERLINE OF SAID EASEMENT;
(2) THENCE GOING ALONG CENTERLINE OF SAID EASEMENT, THE FOLLOWING CALLS:
(3) THENCE N87°31'18"E, 77.4 FEET TO A POINT;
(4) THENCE WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01°36'50", A RADIUS OF 5174.19 FEET AND AN ARC LENGTH OF 145.74 FEET TO A POINT;
(5) THENCE WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01°19'41", A RADIUS OF 5642.38 FEET AND AN ARC LENGTH OF 130.77 FEET TO A POINT;
(6) THENCE WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°05'25", A RADIUS OF 5955.02 FEET AND AN ARC LENGTH OF 113.33 FEET TO A POINT;
(7) THENCE WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00°41'29", A RADIUS OF 11111.21 FEET AND AN ARC LENGTH OF 134.07 FEET TO A POINT;
(8) THENCE N87°54'56"E, 61.81 FEET TO A POINT;
(9) THENCE S89°18'51"E, 10.57 FEET TO A POINT;
(10) THENCE WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 104°15'15", A RADIUS OF 73.76 FEET AND AN ARC LENGTH OF 134.21 FEET TO A POINT;
(11) THENCE N02°04'29"E, 149.76 FEET TO A POINT;
(12) THENCE WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 22°47'19", A RADIUS OF 287.20 FEET AND AN ARC LENGTH OF 114.23 FEET TO A POINT;
(13) THENCE WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 28°36'01", A RADIUS OF 201.40 FEET AND AN ARC LENGTH OF 100.53 FEET TO A POINT;
(14) THENCE WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°13'38", A RADIUS OF 302.03 FEET AND AN ARC LENGTH OF 53.91 FEET TO A POINT;
(15) THENCE N79°54'51"E, 58.97 FEET TO A POINT;
(16) THENCE N78°29'25"E, 65.10 FEET TO A POINT;
(17) THENCE N79°31'41"E, 8.57 FEET TO A POINT;
(18) THENCE WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°18'46", A RADIUS OF 7100.56 FEET AND AN ARC LENGTH OF 162.69 FEET TO THE END OF SAID EASEMENT.