ADDRESS NEW OWNER AND
SEND TAX BILLS:
CB MOORE REAL ESTATE, LLC
440 East Main Street
Hendersonville, TN 37075

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

Davidson County DEEDQC
Recvd: 08/28/03 12:04 3pgs
Fees:17.00 Taxes:0.00



20030828-0125170

MAP PARCEL NUMBER:
60 - 12 - 53

NO TITLE SEARCH

QUITCLAIM DEED

This instrument is made and entered into this the 15 day of August, 2003, by and between CALVIN B. MOORE, GRANTOR and CB MOORE REAL ESTATE, LLC, GRANTEE.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEE, his heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

TRACT 1:
Land in Davidson County, Tennessee, described as follows:

Being Lots Numbers 7, 8 and 9 of Block "C" on the Map of highland Park, as of record in Plan Book 974, Page 33, Register's Office of Davidson County, Tennessee, and also a tract of land in the 12th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Don Shanklin Engineering June 27, 1973, as follows, to wit:

Beginning at a point in the easterly margin of Dickerson Road, said point being 401/19 feet South along the easterly margin of Dickerson Road from the southerly right of way of Sunset Drive, said point also being the southwest corner of the Bruce A. Graves property, deed of record in Book 1811, Page 529, Register's Office for Davidson County, Tennessee; thence, along the easterly margin of Dickerson Road right of way South 11 degrees 40 minutes West 150 feet to a point; thence South 83 degrees 55 minutes East 330.7 feet to a point; thence North 5 degrees 56 minutes East 44.93 feet to a point; thence South 81 degrees 17 minutes East 203.37 feet to a point; thence North 0 degrees 57 minutes East 387.75 feet to a point; thence North 87 degrees 08 minutes West 202.48 feet to a point; thence North 3 degrees 11 minutes East 150.25 feet to a point in the southerly margin of Sunset Drive, thence along the southerly margin of Sunset Drive North 86 degrees 49 minutes West 75.0 feet to a point, thence South 3 degrees 11 minutes West 150.67 feet to a point; thence South 87 degrees 08 minutes East 8.08 feet to a point; thence South 8 degrees 48 minutes West 263.92 feet to a point; thence North 82 degrees 10 minutes West 203.09 feet to a point of beginning and containing 3.60 acres, more or less.

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Included from the above property description but excluded from this conveyance is the following parcel of land conveyed to T & R Investments, a Tennessee General Partnership composed of Timothy W. Ulmer and Randall J. Wherry, by deed from A. G. Sanders and wife, Evelyn B. Sanders of record in Book 7812, Page 338, said Register's Office, more particularly and specifically described as follows, to-wit:

Being a tract of land in the 12th Civil District of Davidson County, Tennessee known as Lot 2 of the Sanders Marie Property Subdivision, and being a portion of that property conveyed to A. G. Sanders et ux in Book 4935, Page 37, Register's Office for Davidson County, Tennessee, more particularly described according to a survey by Tommy E. Walker, R.L.S. TN Lic. #1465 as follows:

Beginning a set concrete monument in the southerly margin of Sunset Drive, said monument being 240 feet more or less East of Dickerson Pike as measured along said southerly margin of Sunset Drive, thence South 08 degrees 39 minutes 41 seconds West, 152.35 feet to a set iron pin; thence South 83 degrees 24 minutes 19 seconds East, 202.55 feet to an existing iron pin, said pin being the most northeasterly corer of herein described property and being the northwest corner of Bryn L. Webb (Deed Book 6544, Page 56, Register's Office for Davidson County, Tennessee); thence with the West line of said Webb South 05 degrees 09 minutes 36 seconds West, 289.30 feet to a set iron pin; thence North 77 degrees 58 minutes 28 seconds West, 306.60 feet to a set iron pin; thence North 12 degrees 50 minutes 46 seconds East 261.74 feet to a point; thence North 83 degrees 24 minutes 19 seconds West, 8.08 feet to an existing iron pin; said pin being the southeast corner of Catherine S. Hughes (Deed Book 7073, Page 523, Register's Office for Davidson County, Tennessee); thence with said Hughes East line North 08 degrees 39 minutes 41 seconds East, 152.67 feet to a concrete monument on the southerly margin of Sunset Drive; thence with said margin South 83 degrees 09 minutes 37 seconds East, 75.00 feet to the point of beginning containing 2.078 acres, more or less.

Being the same property conveyed to Calvin B. Moore and wife, Alice R. Moore by deed of record in Book 8380, Page 831, Register's Office for Davidson County, Tennessee. The said Alice R. Moore having since died.

TRACT 2:
Land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the northerly margin of Hart Lane, said pin being the southeast corner of the property conveyed to G. E. Tidwell as recorded in Deed Book 6828, Page 252, Register's Office for Davidson County, Tennessee; thence with the margin of Hart Lane, North 82 degrees 05 minutes West 25.00 feet to an iron pin; thence North 08 degrees 23 minutes East 106.67 feet to an iron pin; thence North 85 degrees 00 minutes West 10.20 feet to an iron pin; thence North 08 degrees 45 minutes East 37.67 feet to an iron pin in Calvin B. Moore southerly line; thence South 83 degrees 15 minutes East 35.04 feet to an iron pin; thence with the common line between Slaton and Tidwell, South 08 degrees 25 minutes West 144.53 feet to the point of beginning and containing 0.092 acres more or less as surveyed by Donald W. Fortner RLS No. 1072, dated July 13, 1994.

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Being the same property conveyed Calvin B. Moore and wife, Alice R. Moore, d/b/a C. M. Moore Oil Company by deed of record in Book 9449, Page 703, Register's Office for Davidson County, Tennessee. The said Alice R. Moore having since died.

This is improved property known as 2915 Dickerson Road, Nashville, Tennessee.

PREPARED FROM INFORMATION PROVIDED BY THE GRANTOR.

Executed on the date first above written.

Calvin B Moore
CALVIN B. MOORE

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, CALVIN B. MOORE. [redacted], the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 15 day of August, 2003.

NOTARY PUBLIC

My Commission Expires:
10/24/05

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Calvin B Moore
AFFIANT

Subscribed and sworn to before me, this the 15 day of August, 2003.

NOTARY PUBLIC

My Commission Expires:
10/24/05

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