Davidson County DEEDQC
Recvd: 10/09/03 11:53 3pgs
Fees:17.00 Taxes:0.00
20031009-0150126

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville, Tenn. 37075

THE PREPARER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE DESCRIPTION OR THE STATUS OF THE TITLE OF THE PROPERTY. THIS DOCUMENT HAS BEEN PREPARED BASED ONLY UPON INFORMATION FURNISHED TO THE PREPARER.

Maps/Parcels:
60-14/25
and
071-02-0/091.0

QUITCLAIM DEED

FROM: **THE CLINARD COMPANY, INC., a Tennessee Corporation**

SEND TAX BILLS TO:
MOORE TISDALE, LLC
862 Easthagan Drive
Nashville TN 37217

TO: **MOORE TISDALE LLC**
862 Easthagan Drive
Nashville TN 37217

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash, and other good and valuable consideration, the receipt of which is hereby acknowledged **THE CLINARD COMPANY, INC., A Tennessee Corporation,** has this day bargained and sold, and by these presents does hereby convey and quitclaim unto **MOORE TISDALE, LLC, a Tennessee Limited Liability Company**, its successors and assigns, all its estate, right, title, interest and claim in and to a certain tracts or parcels of land in Davidson County, Tennessee, described on ***EXHIBIT "A"*** attached hereto and made a part hereof.

IN WITNESS WHEREOF, the undersigned has set his hand on behalf of The Clinard Company, Inc., on this the 2nd day of October, 2003.

THE CLINARD COMPANY, INC.

By: _____

Title: President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Bill Tisdale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the President of THE CLINARD COMPANY, INC., a Tennessee Corporation, the within named bargainor, and that he as such Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Officer.

Witness my Hand and Notarial Seal at office in Nashville, Tennessee, on this the 2nd day of October, 2003.

Stephanie L Wheatcraft
NOTARY PUBLIC

My Comm. Expires: 7/9/06

STATE OF TENNESSEE
COUNTY OF Davidson

The consideration for this transfer is $(-0-).

Bill Tisdale, Pres.
AFFIANT

Sworn to and subscribed before
me this 2nd day of October
2003.

Stephanie L Wheatcraft
NOTARY PUBLIC

My Comm. Expires: 7/9/06

W:\wpdocs\realprop\clinard.quitclaim.deed

EXHIBIT "A"

TRACT ONE: A certain tract of land lying and being in the 2nd Councilmanic District of Metropolitan, Nashville, Davidson County, Tennessee. Bounded on the north by Southerland Drive, bounded on the east by Brooklyn Avenue, bounded on the south by Louis F. Norris, of record in Book 4186, Page 407, Register's Office, Davidson County, Tennessee, bounded on the west by Brick Church Pike and being more particularly described, according to a survey made by Ragan, Smith Associates dated April 30, 2002, Job No. 02-025, as follows:

BEGINNING on an iron rod (N) located at the intersection of the south margin of Sutherland Drive and the west margin of Brooklyn Avenue, said iron rod (N) being the northeast corner of the herein described tract; thence

1. Along the west margin of Brooklyn Avenue South 05 deg. 56 in. 32 sec. West 313.55 feet to an iron rod (N), said rod being the southeast corner of the subject tract and the northeast corner of the aforementioned Louis F. Norris property; thence

2. Along the north line of Louis F. Norris South 74 deg. 33 min. 23 sec. West 191.19 feet to an iron rod (N) in the east margin of Brick Church Pike; thence

3. North 11 deg. 22 min. 20 sec. West 234.16 feet to an iron rod (N): thence

4. With a curve to the right having a central angle of 79 deg. 15 min. 50 sec., a radius of 45.00 feet, an arc length of 62.25 feet and a chord bearing and distance of North 28 deg. 15 min. 48 sec. East 57.41 feet to an iron rod (N) in the south margin of Southerland Drive; thence

5. Along the south margin of Southerland Drive North 67 deg. 53 min. 52 sec. East 120.43 feet to an iron rod (N); thence

6. Continuing along said south margin along a curve to the right having a central angle of 10 deg. 43 min. 28 sec. a radius of 693.70 feet, an arc length of 129.84 feet and a chord bearing and arc length of North 73 deg. 15 min. 36 sec. East 129.65 feet to the point of beginning.

CONTAINING 67,399 square feet or 1.547 acres, more or less.

BEING the same property conveyed to The Clinard Company, Inc. by deed from John E. Howlett, III, et al of record as Instrument No. 20020607-0069818 in the Register's Office for Davidson County, Tennessee.

TRACT TWO: BEING a certain tract of land in the 12th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, that is bounded on the North by The Clinard Company, Inc., on the East by Brooklyn Avenue, on the South by Henry Herman Southerland, Jr., and wife, Connie J. Southerland, on the West by Brick Church Pike and being more particularly described according to a survey by Ragan-Smith Associates, Inc., David A. Johnson, Registered Land Surveyor, Tennessee No. 1352, dated February 17, 2003, as follows:

BEGINNING at an iron rod (old) lying in the westerly right of way of Brooklyn Avenue, said iron rod (old) being the southeast corner of The Clinard Company, Inc., of record in Instrument No. 20020607-0069818, Register's Office for Davidson County, Tennessee, and lying 313.55 feet southerly along the westerly right of way of said Brooklyn Avenue from the westerly intersection of Southerland Drive and said Brooklyn Avenue; thence with the westerly right of way of said Brooklyn Avenue South 05 deg. 56' 32" West 50.01 feet to an iron rod (new), said iron rod (new) being the Northeast corner of Henry Herman Southerland, Jr. and wife, Connie J. Southerland, of record in Book 11025, Page 129, Register's Office for Davidson County, Tennessee; thence leaving the westerly right of way of said Brooklyn Drive with the northerly line of said Southerland property, South 73 deg. 41' 25" West 176.48 feet to an iron rod (new) lying in the easterly right of way of Brick Church Pike, said iron rod (new) being the Northwest property corner of said Southerland property; thence leaving the northerly line of said Southerland property, with the easterly right of way of said Brick Church Pike, North 11 deg. 22' 20" West 49.36 feet to an iron rod (old), said iron rod (old) being the Southwest corner of said Clinard property; thence leaving the easterly right of way of said Brick Church Pike with the southerly line of said Clinard property, North 74 deg. 33' 23" East 191.19 feet to the point of beginning, containing 8,791 square feet and 0.202 acres, more or less, according to the above described courses and distances.

BEING the same property conveyed to The Clinard Company, Inc. by deed from Louis F. Norris, II et al of record as Instrument No. 20030304-0028348, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee herein.