Davidson County DEEDQC
Recvd: 02/18/04 10:35 2pgs
Fees:12.00 Taxes:0.00
20040218-0018500

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
SunTrust Center
424 Church Street, Suite 1750
Nashville, Tennessee 37219

THIS QUITCLAIM DEED IS PREPARED SOLELY ON THE BASIS OF INFORMATION AND DOCUMENTATION PROVIDED TO THE PREPARER BY THE GRANTOR AND GRANTEE, AND THE PREPARER HAS ACTED AS SCRIVENER ONLY.

ADDRESS NEW OWNER
AS FOLLOWS:

Balleroy, LLC
P.O. Box 925
Brentwood, TN 372027

MAP/PAR: 158-11/59
SEND TAX BILLS TO:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me this 9th day of February, 2004.

Notary Public

My commission expires: My Commission Expires SEPT. 22, 2007

BROOKE GARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

For and in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Bond E. Oman, married (the "Grantor"),** by these presents does hereby quitclaim and convey unto **Balleroy, LLC,** a Tennessee limited liability company **(the "Grantee")**, Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described tract of land in **Davidson** County, Tennessee, described as follows:

See **EXHIBIT "A," attached hereto,** for a complete legal description of the property herein conveyed.

This is unimproved property known as: 110 Balleroy Drive
Brentwood, TN 37027

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

IN WITNESS WHEREOF, the undersigned has executed this instrument this 9th day of February, 2004.

Grantor:

Bond E. Oman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Bond E. Oman**, 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 and official seal in Nashville, Tennessee, this 9th day of February, 2004.

Brooke Garrett
Notary Public

My Commission Expires SEPT. 22, 2007

My Commission Expires: _____

BROOKE GARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"
LEGAL DESCRIPTION

A certain parcel of real property located at 110 Balleroy Drive in Forest Hills, Davidson County, Tennessee, being Lot No. 5 on the plat of Balleroy as of record in Instrument No. 20000620061336, as amended by Surveyor's Certificate of Correction in Instrument No. 200101180038197, Register's office for Davidson County, Tennessee and being more particularly described according to a survey by Walter H. Davidson, TN No. 1467, Walter Davidson & Associates, 5127 Marc Court, Nashville, Tennessee 37211, dated June 12th, 2001 as follows:

Beginning at an iron rod in the eastern margin of Balleroy Drive (formerly Emerson Road), a private street, said rod being the southeastern corner of the subject lot and the northeastern corner of Lot 4 Balleroy and being 255.51 feet North 11 degrees 43 minutes 06 seconds East fro the intersections of the centerlines of Old Hickory Blvd. and Laurelwood Drive; thence with the eastern margin of Balleroy Drive North 13 degrees 18 minutes 29 seconds West a distance of 125.32 feet to an iron rod; thence with a curve to the right having a radius of 80.00 feet a length of 93.17 feet, a chord of 87.99 feet with a bearing of North 20 degrees 03 minutes 20 seconds East to an iron rod; thence North 53 degrees 25 minutes 09 seconds East a distance of 147.14 feet to an iron rod; thence with a curve to the right having a radius of 10.00 feet a length of 9.27 feet a chord of 8.94 feet with a bearing of North 79 degrees 59 minutes 03 seconds East to an iron rod; thence with a curve to the left having a radius of 80.00 feet, a length of 66.79 feet, a chord of 59.30 feet with a bearing of North 58 degrees 42 minutes 51 seconds East to an iron rod at the southeast corner of Lot 4 Balleroy; thence with the common line with Lot 4 South 79 degrees 07 minutes 15 seconds East a distance of 258.07 feet to an iron rod in the common line with Marion V. and Amelia Nutt Armstrong; thence with Armstrong's eastern line South 20 degrees 17 minutes 57 seconds West a distance of 152.75 feet to an iron rod at the northeast corner of the property belonging to Cloyce F. Bradley, et ux; thence with Bradley's eastern line South 20 degrees 09 minutes 55 seconds West to an iron rod at the northwest corner of Lot 6 of Balleroy; thence with the common line of Lot 6 South 75 degrees 03 minutes 58 seconds West a distance of 379.30 feet to the point of beginning containing 96912 square feet or 2.22 acres more or less.

BEING the same property conveyed to Bond E. Oman, married, by deed of record in Instrument No.20040123-0008854 Register's Office for Davidson County, Tennessee.