Davidson County DEEDQC
Recvd: 07/13/04 12:02 3pgs
Fees:17.00 Taxes:0.00
20040713-0083299

Bk 31-B

This instrument prepared by:
Sherrard & Roe, PLC (KAB)
424 Church Street, Suite 2000
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Madison Residential, LLC 2002 Jefferson Court Franklin, TN 37064	Same	42-11/81

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, R H Montgomery Properties Inc., a Missouri corporation, (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey all of its right, title and interest in and to the following described property to Madison Residential, LLC, a Delaware limited liability company (hereinafter referred to as the "Grantee"), said property being a certain tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED.

This is unimproved property having a street address of Old Hickory Boulevard, Madison, Tennessee 37115.

IN TESTIMONY WHEREOF, GRANTOR has caused this deed to be signed by its duly authorized officer, on the 9th day of July, 2004.

GRANTOR:

R H MONTGOMERY
PROPERTIES INC.

By: _____

Its: Pres.

308645.01 5044-0055

STATE OF Missouri)
New)
COUNTY OF Madrid)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Richard Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (he/she)is the Pres. of R H MONTGOMERY PROPERTIES INC., a corporation, the within named bargainor, and (he/she) further acknowledged that (he/she) executed the within instrument for the purposes therein contained by signing the name of the corporation on its behalf by himself/herself as its Pres..

WITNESS my hand and seal, at office in Sikeston, Missouri, this 9th day of July, 2004.

Amie Wrather
Notary Public

My Commission Expires: 7/13/07

AMIE WRATHER NOTARY SEAL NOTARY PUBLIC STATE OF MISSOURI

AMIE WRATHER Notary Public
State of Missouri, New Madrid County
My Commission Expires: July 13, 2007

STATE OF Missouri)
New)
COUNTY OF Madrid)

The actual consideration for this transfer of property is $-0-, and no other monetary consideration.

Affiant

Sworn to and subscribed before me
this 9th day of July, 2004.

AMIE WRATHER NOTARY SEAL NOTARY PUBLIC STATE OF MISSOURI

Amie Wrather
Notary Public

My Commission Expires: 7/13/07

AMIE WRATHER Notary Public
State of Missouri, New Madrid County
My Commission Expires: July 13, 2007

308645.01 5044-0055

EXHIBIT "A"

A tract or parcel of land in Davidson County, Tennessee, more particularly described according to a survey dated December 16, 2001, by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513, and on the Final Plat of Madison Residential Care Subdivision of record at Instrument No. 20031201-0172757, as follows:

BEGINNING at an iron rod (new) set on the southerly right-of-way (92 feet wide) of Old Hickory Boulevard at the northwest corner of Hickory Chase, a plat of which is of record in Book 7900, page 973, in the Register's Office of Davidson County, Tennessee; thence, with the westerly boundary line of said Hickory Chase, South 5 deg. 01 min. 47 sec. West 629.98 feet to an iron rod (old) in the northerly boundary line of Lot 59 on the plan of Blair Heights Section Three, a plat of which is of record in Book 2133, page 104 in said Register's Office; thence, with said boundary line and continuing with the northerly boundary line of Lot 35 on the plan of Blair Heights Section Two, a plat of which is of record in Book 2133, page 51 in said Register's Office, North 86 deg. 37 min. 50 sec. West 250.00 feet to an iron rod (new) set at the southeast corner of Lot 36 on the plan of said Blair Heights Section Three; thence, with said boundary line and continuing with the easterly boundary line of Lot 4 on the plan of Zone Lot Division Lots 1, 2, & 4 Blair Heights Section Three Addition, of record in Book 6250, page 57, in said Register's Office, the easterly line of Lot 3 on the Plan of Blair Heights Section 3 Addition, of record in Book 5190, page 761 in said Register's Office, and the easterly boundary line of Lot 1 of said Zone Lot Division Lots 1, 2, & 4 Blair Heights Section 3 Addition, North 5 deg. 03 min. 41 sec. East 622.26 feet to an iron rod (new) set on said southerly right-of-way of Old Hickory Boulevard; thence, with a curve in said right-of-way concave to the south and having a radius of 11413.16 feet, an arc distance of 250.00 feet through a central angle of 1 deg. 15 min. 18 sec. (chord: South 88 deg. 24 min. 06 sec. East 250.00 feet) to the Beginning containing 3.59 acres.

Being part of the same property conveyed to R H Montgomery Properties Inc. by deed from Earl Graves Pate, Jr. of record at Instrument No. 20021226-01589[illegible], Register's Office for Davidson County, Tennessee.

54

This conveyance is made subject to: (1) Easements of record in Book 5531, page 174 and 177, said Register's Office; and (2) All matters appearing on a survey by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513, dated December 16, 2001.