This instrument prepared by: JOHN R. REYNOLDS (#2522)
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611 Commerce Street
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Davidson County DEEDQC
Recvd: 10/15/04 15:15 11pgs
Fees:57.00 Taxes:0.00
20041015-0124507

QUITCLAIM DEED

Address New Owner(s) as follows: CHAMBLISS DENNY PROPERTIES, L.L.C., c/o Terry Denny, 3570 Dickerson Road, Nashville TN 37207

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map No. 050-00-0, Parcel No. 033.00, Field Book No. 11D-02300.

THIS QUITCLAIM DEED is made and entered into on this 01st day of August 2004, by and between **CHAMBLISS AND DENNY**, a Tennessee General Partnership composed of **CARL B. CHAMBLISS, J. EARL DENNY, STEVE DENNY, TERRY DENNY and SCOTTY CHAMBLISS**, hereinafter referred to as Grantor(s), and **CHAMBLISS DENNY PROPERTIES, L.L.C.**, a Tennessee Limited Liability Company, hereinafter referred to as Grantee, its assigns and successors in interest.

W I T N E S S E T H: THAT

For and in consideration of the sum of One ($1.00) Dollar, and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged, and to re-title the following described real property in the name, **CHAMBLISS DENNY PROPERTIES, L.L.C.**, a Tennessee Limited Liability Company, **CHAMBLISS AND DENNY**, a Tennessee General Partnership composed of **CARL B. CHAMBLISS, J. EARL DENNY, STEVE DENNY, TERRY DENNY and SCOTTY CHAMBLISS**, being all the partners of **CHAMBLISS AND DENNY**, do hereby remise, release and quitclaim unto Grantee, **CHAMBLISS DENNY PROPERTIES, L.L.C.**, a Tennessee Limited Liability Company, its assigns and successors in interest, forever, all of their right, title and interest in and to that certain **unimproved** tract or parcel of land in **Davidson** County, State of Tennessee, located at and known as 3570 **Dickerson Road, Nashville, Davidson County, Tennessee** 37207, and being more particularly described on **EXHIBIT A** attached hereto and made a part hereof, subject to the same limitations, restrictions and encumbrances as may affect the premises.

Gloria **CHAMBLISS**, spouse of **CARL B. CHAMBLISS**, for the consideration stated herein, joins herein for the purpose of granting, bargaining, selling, conveying and confirming, and does hereby grant, bargain, sell, convey and confirm unto the said Grantee, its successors and assigns, all right, title and interest of every kind, character and description whatsoever which she now has or hereafter may acquire by virtue of her marriage, including, but not limited to, homestead and any interest in the herein described real property as all or a part of any elective share of a surviving spouse, both as provided by the laws of the State of Tennessee; but the said Gloria **CHAMBLISS** does not join in the covenants and warranties of seisen, title and encumbrances.

Dorothy **DENNY**, spouse of **J. EARL DENNY**, for the consideration stated herein, joins herein for the purpose of granting, bargaining, selling, conveying and confirming, and does hereby grant, bargain, sell, convey and confirm unto the said Grantee, its successors and assigns, all right, title and interest of every kind, character and description whatsoever which she now has or hereafter may acquire by virtue of her marriage, including, but not limited to, homestead and any interest in the herein described real property as all or a part of any elective share of a surviving spouse, both as provided by the laws of the State of Tennessee; but the said Dorothy Denny ~~CHAMBLISS~~ D.D. does not join in the covenants and warranties of seisen, title and encumbrances.

Judy **DENNY**, spouse of **STEVE DENNY**, for the consideration stated herein, joins herein for the purpose of granting, bargaining, selling, conveying and confirming, and does hereby grant, bargain, sell, convey and confirm unto the said Grantee, its successors and assigns, all right, title and interest of every kind, character and description whatsoever which she now has or hereafter may acquire by virtue of her marriage, including, but not limited to, homestead and any interest in the herein described real property as all or a part of any elective share of a surviving spouse, both as provided by the laws of the State of Tennessee; but the said

Judy **DENNY** does not join in the covenants and warranties of seisen, title and encumbrances.

Susan **DENNY**, spouse of **TERRY DENNY**, for the consideration stated herein, joins herein for the purpose of granting, bargaining, selling, conveying and confirming, and does hereby grant, bargain, sell, convey and confirm unto the said Grantee, its successors and assigns, all right, title and interest of every kind, character and description whatsoever which she now has or hereafter may acquire by virtue of her marriage, including, but not limited to, homestead and any interest in the herein described real property as all or a part of any elective share of a surviving spouse, both as provided by the laws of the State of Tennessee; but the said Susan **DENNY** does not join in the covenants and warranties of seisen, title and encumbrances.

Myra **CHAMBLISS**, spouse of **SCOTTY CHAMBLISS**, for the consideration stated herein, joins herein for the purpose of granting, bargaining, selling, conveying and confirming, and does hereby grant, bargain, sell, convey and confirm unto the said Grantee, its successors and assigns, all right, title and interest of every kind, character and description whatsoever which she now has or hereafter may acquire by virtue of her marriage, including, but not limited to, homestead and any interest in the herein described real property as all or a part of any elective share of a surviving spouse, both as provided by the laws of the State of Tennessee; but the said Myra **CHAMBLISS** does not join in the covenants and warranties of seisen, title and encumbrances.

Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantors have duly executed this Quitclaim Deed on the day and year first written above.

Carl B. Chambliss
CARL B. CHAMBLISS

Gloria Chambliss
Spouse of CARL B. CHAMBLISS

J. EARL DENNY

Spouse of J. EARL DENNY

STEVE DENNY

Spouse of STEVE DENNY

TERRY DENNY

Spouse of TERRY DENNY

SCOTTY CHAMBLISS

Spouse of SCOTTY CHAMBLISS

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 **CARL B. CHAMBLISS and wife,** Gloria + Carl **CHAMBLISS,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 1st day of August 2004.

Kimberly M Gray Notary Public

My commission expires: 5/29/2005

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 **J. EARL DENNY and wife,** Dorothy + Earl **DENNY,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 1st day of August 2004.

Kimberly M Gray Notary Public

My commission expires: 5/29/2005

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 **STEVE DENNY and wife,** Judy + Steve **DENNY,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 1st day of August 2004.

Kimberly M Gray Notary Public

My commission expires: 5/29/2005

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 **TERRY DENNY and wife,** Susan **DENNY,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 13 day of August 2004.

Kimberly M Gray Notary Public

My commission expires: 5/29/2005

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 **SCOTTY CHAMBLISS and wife,** Myra **CHAMBLISS,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 13 day of August 2004.

Kimberly M Gray Notary Public

My commission expires: 5/29/2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ -0-.

Terry Denny Affiant

Subscribed and sworn to before me this 13 day of August 2004.

Kimberly M Gray Notary Public

My commission expires 5/29/2005

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481

EXHIBIT A

3570 Dickerson Pike, Nashville,
Davidson County, Tennessee 37207
Map No. **050-00-0**
Parcel No. **033.00**
Field Book No. **12D-25015**
32.12 acres

Land in Davidson County, Tennessee, being a portion of the same land conveyed to Carl B. Chambliss, J. Earl Denny, Steve Denny, Terry Denny and Scotty Chambliss, by deed from Joseph W. Gasser et al, shown of record in Book **6063**, page **770**, Register's Office for **Davidson** County, Tennessee, and being more particularly described in the Warranty Deed recorded in Book **6063**, page **770**, as follows, to-wit:

TRACT 1:

Land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, being part of the A. C. Webb's Demoville Tract, as shown on the Plan of record in Book 547, page 26, Register's Office for Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEGINNING at a point in the center of the Dickerson Pike, northwest corner of a tract of land owned by Marion Crawford; thence with the center of said Dickerson Pike, North 3-1/2 degrees, West 69.6 poles to a point; thence North 77-1/2 degrees, with 168.48 poles to the Northeast corner of the the tract of land owned by D. D. Phillips; thence South 7-3/4 degrees, West 49 poles to a point; thence South 8 degrees, East 10 poles to a point; thence South 20 poles to a point; thence South 18-3/4 degrees, West 24 poles to a point; thence South 32 degrees, West 7 poles to the Northwest corner of the tract of land owned by Newlin; thence with Newlin's northern boundary line South 85 degrees, East 129.5 poles to a point; thence with the northern boundary line of the tract of land owned by Richardson, North 87-1/2 degrees East, 57.4 poles to the center of the Dickerson Pike; thence with the center of said Dickerson Pike, North 10 degrees, East 13.8 poles to the point of beginning, and containing 113.55 acres, more or less.

THERE IS INCLUDED IN THE ABOVE DESCRIBED REAL PROPERTY BUT SPECIFICALLY EXCLUDED FROM THE CONVEYANCE THE FOLLOWING REAL PROPERTY IDENTIFIED AS TRACT 2 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 2:

Land in the 12th Civil District of Davidson County, Tennessee, according to a survey made by Ralph W. C. Lambert, dated June 1, 1971, as follows, to-wit:

BEGINNING at a point in the westerly margin of Dickerson Road, said point being 347 feet in a bearing of North 8 degrees, 45 minutes West from the Southeast corner of the property that is in the right-of-way of Dickerson Road that was conveyed to Howard J. Gasser and Edward Gasser by Deed from Susanna Webb, Executrix, as of record in Book 1238, page 102, Register's Office for Davidson County, Tennessee.

From this Point which is designated as Point "A" the following bearings and distances will describe a strip of land 7-1/2 feet

on each side of the line is reserved as an easement for ingress and egress and for any and all utilities that may be required for their installation, repair and maintenance, to-wit:

From this Point "A" and 7-1/2 feet on each side is to be measured perpendicularly from this line as follows, to-wit: South 85 degrees, 57 minutes West, 275 feet; thence in a curve in a northerly direction 75.11 feet due North, 65.0 feet in an arc in a northerly direction 156.23 feet; thence 32 degrees, 40 minutes West 61.7 feet; thence in an arc in a northwesterly direction 38.74 feet; thence North 67 degrees 44 minutes West, 62.0 feet; thence in an arc in a northwesterly direction, 113.37 feet; thence North 37 degrees, 54 minutes West, 52 feet; thence in an arc in a northwesterly direction, 49.91 feet; thence North 46 degrees, 24 minutes, 150.0 feet in a northwesterly direction, 49.86 feet; thence North 56 degrees, 56 minutes West, 175.0 feet in an arc in a northwesterly direction, 128.68 feet; thence North 76 degrees 56 minutes West, 150 feet in an arc in a westerly direction, 99.53 feet; thence South 0 degrees, 22 minutes West, 43.0 feet in an arc in a southeasterly direction, 122.36 feet; thence South 47 degrees, 28 minutes East, 50 feet to a point designated as Point "B".

TRACT 3:

Land in the 12th Civil District of Davidson County, Tennessee, according to a survey made by Ralph W. C. Lambert, dated June 1, 1971, more particularly as follows, to-wit:

BEGINNING at Point "B" hereinabove mentioned in the easement description, South 36 degrees, 25 minutes West 132.3 feet; thence South 53 degrees, 35 minutes East, 260.0 feet; thence North 36 degrees, 25 minutes East, 200.0 feet; thence North 53 degrees, 35 minutes West, 260.0 feet; thence South 36 degrees, 25 minutes West, 67.7 feet to Point "B", and containing 1.20 acres, more or less.

THE REST OF THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY.

THERE IS INCLUDED IN THE BEFOREMENTIONED DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE THE FOLLOWING DESCRIBED REAL PROPERTY, TO-WIT:

Land in the Twelfth Civil District of Davidson County, Tennessee, described according to a survey of Calvin J. Reid, Surveyor No. 1297, dated November 18, 1983, as follows, to-wit:

BEGINNING at the northwest corner and being marked by an iron pin set in a fence corner; thence South 77 degrees 00 minutes East along the southerly boundary line of Bellshire Estates Subdivision, 839.1 feet to a point in the centerline of a creek or drainage ditch; thence along said centerline in a southwesterly direction the following calls and distances, to-wit: South 18 degrees 39 minutes 30 seconds West 131.0 feet; South 0 degrees 26 minutes 30 seconds East 137.2 feet; South 43 degrees 58 minutes West 235.7 feet; South 81 degrees 20 minutes 30 seconds West 84 feet; North 74 degrees 45 seconds West 139.2 feet; South 44 degrees 07 minutes West 360.0 feet; South 83 degrees 50 minutes West 301.5 feet to an iron pin in a fence line and being the southwesterly corner of this Tract; thence North 10 degrees 6 minutes East in a common line of Jackson and Dr. Beck, said line being the Westerly line of this Tract, 908.45 feet to the point of beginning and containing 12.31 acres, more or less.

Being a portion of the same property conveyed to Chambliss and Denny, a Tennessee Partnership, by deed from Joseph W. Gasser et al, as shown of record in Book 6063, page 770, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J. B. Gibbs, Chester Melvin and J. D. Mullican by Deed from Chambliss and Denny, a Tennessee Partnership, shown of record in Book 6321, page 795, Register's Office for Davidson County, Tennessee.

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THERE IS INCLUDED IN THIS DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE THE FOLLOWING DESCRIBED REAL PROPERTY, TO-WIT:

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee, and being a part of the 177.79 acres, more or less, shown on Map of A. C. Webb's Demoville Tract recorded in Book 547, page 26, Register's Office for Davidson County, Tennessee, and described according to a survey made by Ragan-Smith-Murphy & Associates, Inc., dated April 5, 1984, more particularly as follows, to-wit:

BEGINNING at an existing concrete monument on the westerly right-of-way line of Tuckahoe Drive where said Drive now ends in the common line between the southerly line of Bellshire Estates, Section V, as shown of record in Book 2133, page 114, Register's Office for Davidson County, Tennessee, and the north line of the herein described tract; thence, with the south line of Bellshire Estates, Section V, and crossing the present end of Tuckahoe Drive, South 78 degrees 0 minutes 51 seconds East 59.71 feet to an existing concrete monument; thence, continuing with the south line of Bellshire Estates, Section V, South 76 degrees 44 minutes 34 second East 183.45 feet to an iron pin; thence South 76 degrees 55 minutes 45 seconds East 206.69 feet to an iron pin; thence South 76 degrees 8 minutes 11 seconds East 114.73 feet to a point; thence, leaving the south line of Bellshire Estates, Section V, and with the line severing the property of which this is a part, South 23 degrees 26 minutes 05 seconds West 489.53 feet to an iron pin set by present owner near driveway; thence South 2 degrees 24 minutes 15 seconds East 328.48 feet to an iron in set by present owner; thence South 08 degrees 37 minutes 40 seconds East 864.97 feet to an iron pin by owner in old fence line and possession line, same being the northerly line of Jim D. Gillespie as of record in Book 4296, page 47, Register's Office for Davidson County Tennessee; thence with the north line of Gillespie and with an old fence and possession line, North 83 degrees 44 minutes 40 seconds West 1,036.85 feet to a point; thence continuing with said line North 82 degrees 17 minutes 48 seconds West 545.34 feet to a point; thence North 81 degrees 7 minutes 0 seconds West 326.76 feet to a point on the easterly bank of the North Fork of Ewing Creek; thence continuing with the old fence line and possession line and crossing Ewing Creek North 70 degrees 21 minutes 13 seconds West 85.80 feet to a point in an old fence line and possession line and being the easterly line of Tom P. Jackson Property; thence with the easterly line of Jackson and with the old fence and possession line North 20 degrees 31 minutes 59 seconds East 74.14 feet to a point; thence North 12 degrees 48 minutes 9 seconds East 501.36 feet to a point; thence North 11 degrees 23 minutes 4 seconds East 299.34 feet to an existing iron pin; thence, leaving Jackson's line and with the center of Ewing Creek, North 80 degrees 54 minutes 29 seconds East 301.50 feet to a point in the Creek; thence North 42 degrees 49 minutes 3 seconds East 360.00 feet to a point in the Creek; thence South 76 degrees 03 minutes 03 seconds East 139.20 feet to a point in Creek; thence North 80 degrees 02 minutes 48 seconds East 84.00 feet to a point in Creek; thence North 42 degrees 39 minutes 59 seconds East 235.70 feet to point in a Creek; thence North 1 degree 17 minutes 31 seconds West 131.48 feet to a point in Creek; thence North 16 degrees 32 minutes 39 seconds East 124.41 feet to a point in Creek and in the south line of Bellshire Estates, Section VI, shown of record in Book 2133, page 129, Register's Office for Davidson County, Tennessee; thence, with the south line of Bellshire Estates, Section VI, South 77

degrees 29 minutes 59 seconds East 335.54 feet to the point of beginning and containing 56.94 acres, more or less.

Being a portion of the same property conveyed to Chambliss and Denny, a Tennessee Partnership, by deed from Joseph W. Gasser et al, as shown of record in Book 6063, page 770, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J. B. Gibbs, J. D. Mullican and Chester Melvin by Deed from Chambliss and Denny, a Tennessee Partnership, as shown of record in Book 6275, page 711, Register's Office for Davidson County, Tennessee.

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THERE IS INCLUDED IN THE DESCRIPTIONS OF TRACTS NOS. 1 and 3 BUT EXCLUDED FROM THIS CONVEYANCE THE FOLLOWING DESCRIBED REAL PROPERTY, TO-WIT:

A portion of remaining lands of Denny and Chambliss as described in Book 6063, page 770, Register's Office for Davidson County, Tennessee, and being and lying in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, and described acccrding to a survey by Logan Hickerson & Associates, dated January 4, 1985, as follows, to-wit:

BEGINNING at an iron pin found at the southwest corner of said remaining lands of Denny and Chambliss and also being the southeast corner of Reserved Parcel "C" of Section Two, Bellshire Terrace (not yet recorded); thence northerly along the easterly lines of said Bellshire Terrace the following calls and distances, to-wit: North 8 degrees 37 minutes 40 seconds West 864.97 feet; North 2 degrees 24 minutes 15 seconds West 328.45 feet; North 23 degrees 22 minutes 37 seconds East 69.0 feet to a pin set in said easterly line of Bellshire Terrace also being a point in the westerly line of the remaining lands of Denny and Chambliss and also being the northwest corner of this Tract; thence along new lines in Denny and Chambliss severing said remaining lands the following calls and distances, to-wit: South 43 degrees 12 minutes 3 seconds East 753.45 feet to a pin set; South 51 degrees 38 minutes 17 seconds West 324.67 feet to an iron pin; South 8 degrees 37 minutes 40 seconds East 525.0 feet to a pin set in the southerly line of said Denny and Chambliss property and being also a point in the northerly line of J. D. Gillespie property; thence along said southerly line of Denny and Chambliss and also being the northerly line of Gillespie, the following calls and distances, to-wit: North 86 degrees 6 minutes 20 seconds West 16.0 feet to a pin found in a bend in said line; North 83 degrees 57 minutes 30 seconds West 209.0 feet to the point of beginning, and containing 7.68 acres, more or less.

This conveyance also includes a temporary easement for ingress and egress from and to the property described herein on an existing driveway at the time from said property to Dickerson Road until such time as Bellshire Terrace Drive has been fully constructed and paved at which time the temporary easement will terminate and cease to exist.

Being a portion of the same property conveyed to Chambliss and Denny, a Tennessee Partnership, by deed from Joseph W. Gasser et al, as shown of record in Book 6063, page 770, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerry E. Johnson and wife, Brenda C. Johnson, by deed from Chambliss and Denny, a Tennessee partnership, as shown of record in Book 6478, page 525, Register's Office for Davidson County, Tennessee.