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

PICK-UP

# QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 11/17/04 10:09 11pgs
Fees:57.00 Taxes:0.00
20041117-0137914

FROM: Anita M. Sheridan
Linda M. Orsagh
Stephen McRedmond

**Grantors**

TO: McRedmond, LLC

**Grantee**

| Address New Owner as Follows: | Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes | Map-Parcel Numbers |
|---|---|---|
| McRedmond, LLC<br>c/o Anita Sheridan<br>P.O. Box 100902<br>Nashville, TN 37224 | Same | Map 091-00-0, Parcels 017 and 018<br>Map 106-07-0, Parcel 060<br>Map 106-3, Parcel 34<br>Map 82, Parcel 9<br>Map 062, Parcel 017.00<br>Map 062-13-0, Parcel 131.00<br>Map 062-1, Parcel 22 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $0.00.

Stephen McRedmond
Affiant

Sworn to and subscribed before me, this 12TH day of November, 2004.

Matthew C. Ellis-Davey
Notary Public

My Commission Expires: 9-30-06

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

317565.04 6373-0001

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Anita M. Sheridan, Linda M. Orsagh and Stephen McRedmond, (hereinafter referred to as the "Grantors"), do hereby quitclaim, transfer and convey to McRedmond, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantee"), all of their individual one-tenth ownership interests as tenants-in-common in and to the property more particularly described on Exhibit A attached hereto, said property being certain tracts or parcels of land in the County of Davidson, State of Tennessee.

IN WITNESS WHEREOF, the Grantors have executed this quitclaim deed on the 12th day of November, 2004.

Anita M. Sheridan

Anita M. Sheridan

Linda M. Orsagh

Linda M. Orsagh

Stephen McRedmond

Stephen McRedmond

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Anita M. Sheridan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of November, 2004.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires:

9-30-06

317565.01 6373-0001

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Linda M. Orsagh, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of November, 2004.

Notary Public

My Commission Expires:

9-30-06

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Stephen McRedmond, 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 and seal, at office in Nashville, Tennessee, this 12th day of November, 2004.

Notary Public

My Commission Expires:

9-30-06

**EXHIBIT A**

**Map 91**
**Parcels 017 and 018**
**(John A. Merritt Blvd.)**

A tract of land, in the 8th, formerly 13th Civil District of said County, being part of Lot No. 43 on the Plan of the Town of Clifton, of record in Book 21, Page 35, Register's Office for said County, and being shown as a tract of 12.38 acres on the Map of the Property of Victor Chemical Works, et al, of record in Book 547, Page 34, Register's Office for said County, and described as follows:

BEGINNING in the center of Centennial Boulevard and Clifton Avenue, being the southeast corner of Lot No. 22 in the Subdivision of Clifton Lots No. 44, 47, and 48, and other lots, which plan is of record in Book 161, Page 68, said Register's office; running thence with the center of Clifton Avenue, North 34 ¼° West 59 ½ feet to an iron pin; thence north 3° east 132 feet to an iron pin; thence north 20 ¾° east 152 feet to an iron pin; thence leaving Clifton Avenue and running north 50° west 361 feet to a stake on the bluff of Cumberland River, which stake is South 78° west 104 feet from a locust tree, corner of Lot 20; thence down said bluff North 30° west 150 feet, more or less, to low water mark of Cumberland River, said point being 90 feet east from the northwest corner of Lot No. 19 in said Subdivision, or in the northwest corner of Lot 44 in the original plan of Clifton as of record in Book 21, Page 35, said Register's Office; thence up said river in a northeasterly direction 561 feet at low water mark to a point opposite the center of Clifton Avenue; thence continuing up said river at low-water mark, north 42° east 232 feet to the northwest corner of the Read Phospate Company's 4.68 acre tract; thence with the westerly line of same, south 29 ¾° east 407 feet, more or less, to an iron pin in the southwest corner of said tract; thence north 59° east 250 feet to a point in the center of what is called "Read Road"; thence along the center of said Road, South 15° east 300 feet to an iron pin; thence continuing in the center of said Road, South 47° east 422 feet to a point in the center of Centennial Boulevard; thence with the center of Centennial Boulevard; South 69 ¾° west 304 feet to the center of a culvert, being the southeast corner of Lot 24 on the Plan of record in Book 161, Page 68, said Register's Office; thence north 21 ½° west 66 feet; thence north 77 ½° west 210 feet; thence South 9° west 60 feet; thence south 54 ½° west 100 feet; thence south 19 ½° west 65 feet; thence south 55 ½° west 222 feet to a point in the center of Centennial Boulevard, the southwest corner of said Lot No. 24; thence along the center of Centennial Boulevard, south 69 ¾° west 150.5 feet to the beginning.

Included herein, but excluded therefrom, is a tract of land described in the Minute Book 32, Page 560, et seq., Second Circuit Court, Davidson County, Tennessee.

Being the same property conveyed to Mary Pauline Vogel, Anita M. Sheridan, Linda M. Orsagh, Ellen Kade, Louis A. McRedmond, Stephen McRedmond, Edith Stephanie Keller, Delores Ann Nowzaradan, Theresa F. McRedmond and Julie Faye McRedmond, as tenants-in-common, as to a one-tenth ownership each, by quitclaim deed from Louis Anthony McRedmond, Edward Stephen McRedmond and Anita M. Sheridan, Executors of the Estate of Louis A. McRedmond, deceased, of record at Instrument Number 20040917-0112315, Register's Office for Davidson County, Tennessee.

**EXHIBIT A**

**Map 106-07-0, Parcel 60**
**(Spence Lane)**

Being a parcel of land in the Third Civil District of Nashville, Davidson County, Tennessee, lying west of Spence Lane, south of L & N Railroad lead tract to Metropolitan Industrial Park and north of Interstate Highway 40, more particularly described as follows:

Beginning at a point of intersection of the southerly right-of-way for L & N Railroad lead tract and the westerly margin of Spence Lane;

Thence, in a clockwise direction with a curve to the right along the westerly margin of Spence Lane, said curve having a central angle of 1° 33' 37", a radius of 452.88 ft. and a curve length of 12.33 ft. to a point;

Thence S 18° 38' 52" W with the westerly margin of a small remnant parcel of land now owned by the Metropolitan Government, formerly owned by Nashville Electric Service Substation, 42.3 ft. to a point;

Thence, S 70° 47' 44" E, 15.57 ft. to a point in the westerly margin of Spence Lane;

Thence, with the westerly margin of Spence Lane along a curve to the right in a southerly direction, said curve having a central angle of 6° 07' 31", a radius of 452.88 ft. and a curve length of 48.42 ft. to a point;

Thence, S 49° 20' 16" W, 77.87 ft. to a concrete monument;

Thence S 26° 00' W, 36.5 ft. to a point;

Thence, leaving Spence Lane, N 56° 31' W, 86.8 ft. to a point;

Thence, N 58° 45' W, 61.9 ft. to a point;

Thence, N 60° 42' W, 32.7 ft. to a point in the southeasterly right-of-way of L & N Railroad lead track to Metropolitan Industrial Park;

Thence, N 67° 58' 27" E, 248.71 ft. to the point of beginning.

Containing 0.48 acre, more or less.

The above described parcel is encumbered by a Sanitary Sewer Easement 20 ft. in width crossing the property in an east-west direction along the southerly portion of the property.

Being the same property conveyed to Mary Pauline Vogel, Anita M. Sheridan, Linda M. Orsagh, Ellen Kade, Louis A. McRedmond, Stephen McRedmond, Edith Stephanie Keller, Delores Ann Nowzaradan, Theresa F. McRedmond and Julie Faye McRedmond, as tenants-in-common, as to a one-tenth ownership each, by quitclaim deed from Louis Anthony McRedmond, Edward Stephen

McRedmond and Anita M. Sheridan, Executors of the Estate of Louis A. McRedmond, deceased, of record at Instrument Number 20040917-0112315, Register's Office for Davidson County, Tennessee.

**EXHIBIT A**

**Map 106-03**
**Parcel 34**
**(Spence Lane)**

Land in the First Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Spence Lane Park, of record in Plat Book 7900, page 208, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mary Pauline Vogel, Anita M. Sheridan, Linda M. Orsagh, Ellen Kade, Louis A. McRedmond, Stephen McRedmond, Edith Stephanie Keller, Delores Ann Nowzaradan, Theresa F. McRedmond and Julie Faye McRedmond, as tenants-in-common, as to a one-tenth ownership each, by quitclaim deed from Louis Anthony McRedmond, Edward Stephen McRedmond and Anita M. Sheridan, Executors of the Estate of Louis A. McRedmond, deceased, of record at Instrument Number 20040917-0112315, Register's Office for Davidson County, Tennessee.

**EXHIBIT A**

**Map 82, Parcel 9**
**(NRC)**

Land in Davidson County, Tennessee, being Lot Nos. 1, 2, 3, 4, 5, 6, 7, 8 and 9 on the Plan of O'Shaughnessey's Addition to Nashville, Tennessee, of record in Book 21, page 119, Register's Office of said County, to which plat reference is hereby made for a more particular description.

INCLUDED BUT EXCLUDED in the above description is that portion of Lot Nos. 1, 2 and 3, conveyed to Nashville Rendering Company, Inc. by deed of record in Book 4155, page 16, said Register's Office.

Being the same property conveyed to Mary Pauline Vogel, Anita M. Sheridan, Linda M. Orsagh, Ellen Kade, Louis A. McRedmond, Stephen McRedmond, Edith Stephanie Keller, Delores Ann Nowzaradan, Theresa F. McRedmond and Julie Faye McRedmond, as tenants-in-common, as to a one-tenth ownership each, by quitclaim deed from Louis Anthony McRedmond, Edward Stephen McRedmond and Anita M. Sheridan, Executors of the Estate of Louis A. McRedmond, deceased, of record at Instrument Number 20040917-0112315, Register's Office for Davidson County, Tennessee.

**EXHIBIT A**

**Map 62, Parcel 17**
**(2471 Pennington Bend Road)**

Being part of Lot No. 7 on the Map of Robert Youngs Farm of record in Plat Book 421, page 140, Register's Office for Davidson County, Tennessee, described according to a survey of A & A Engineers, Inc. dated August 22, 1977 as follows:

Beginning at an iron pin in the southwesterly intersection of Pennington Bend Road and Briley Parkway; thence with the westerly right-of-way of Pennington Bend Road South 4 47' 04" west 614.20 feet to an iron pin; thence leaving said right-of-way South 83 43' 42" West 233.05 feet to the low water mark of the Cumberland River; thence with the low water mark North 13 49' 56" West 589.52 feet to a point; thence leaving said River and partially along Briley Parkway; North 81 16' 45" East 412.12 feet to the point of beginning and containing 4.50 acres.

Being the same property conveyed to Mary Pauline Vogel, Anita M. Sheridan, Linda M. Orsagh, Ellen Kade, Louis A. McRedmond, Stephen McRedmond, Edith Stephanie Keller, Delores Ann Nowzaradan, Theresa F. McRedmond and Julie Faye McRedmond, as tenants-in-common, as to a one-tenth ownership each, by quitclaim deed from Louis Anthony McRedmond, Edward Stephen McRedmond and Anita M. Sheridan, Executors of the Estate of Louis A. McRedmond, deceased, of record at Instrument Number 20040917-0112315, Register's Office for Davidson County, Tennessee.

**EXHIBIT A**

**Map 62-13, Parcel 131**
**(2121 Riverview Drive)**

Land in Davidson County, Tennessee, being Lot No. 4 on the unrecorded plat of George I. Waddey's subdivision of the westerly 300 feet of the I.W. Richardson tract described according to a survey made January 30, 1970, by Barge, Waggoner and Sumner, as follows:

Beginning at a point in the west right-of-way of a 50 foot unnamed street at the common corner of Lots No. 3 and 4 as shown on the above subdivision plan, said point being S. 5 deg. 24' E. 224.88 feet, S. 27 deg. 39" E. 161.7 feet from the intersection of the south right-of-way of McGavock Pike and the west right-of-way of the 50 foot unnamed street; thence S. 27 deg. 39' E. 100.00 feet along the west right-of-way of the 50 foot unnamed street to a point, the common corner of Lots 4 and 5 as shown on the previously described subdivision plat; thence S. 74 deg. 10' W. 300 feet more or less along the south line of Lot No. 4 and the north line of Lot No. 5 to the low water line of the Cumberland River; thence with the meandering low water line of the Cumberland River in a northwest direction 100 feet more or less to a point; thence N. 74 deg. 10' E. 300 feet more or less along the common line dividing Lots No. 3 and 4 as shown on the previously described subdivision plat, to the point of beginning, containing 29,621 square feet more or less or 0.63 acres more or less.

Being the same property conveyed to Mary Pauline Vogel, Anita M. Sheridan, Linda M. Orsagh, Ellen Kade, Louis A. McRedmond, Stephen McRedmond, Edith Stephanie Keller, Delores Ann Nowzaradan, Theresa F. McRedmond and Julie Faye McRedmond, as tenants-in-common, as to a one-tenth ownership each, by quitclaim deed from Louis Anthony McRedmond, Edward Stephen McRedmond and Anita M. Sheridan, Executors of the Estate of Louis A. McRedmond, deceased, of record at Instrument Number 20040917-0112315, Register's Office for Davidson County, Tennessee.

**EXHIBIT A**

**Map 62-1, Parcel 22**
**(Pennington Bend Road)**

Land in Davidson County, Tennessee, being Lots Nos. 113 to 117, both inclusive, and an unnumbered tract immediately north of said Lot No. 117 on the revised map of Riverview Subdivision as surveyed by Blanchard and Parrish, Engineers, December, 1941, not of record, being further described according to a copy of a survey by A & A Engineers, Inc., dated August 23, 1977, as follows:

Beginning at a point in the westerly margin of Pennington Bend Road, said point being the southeast corner of Map 62-1, parcel 22; thence south 84 deg. 21' 27" west 196.72 feet to a point in the low water line of the Cumberland River; thence with said low water line north 13 deg. 49' 56" west 252.53 feet to a point; thence north 83 deg. 43' 42" east 233.05 feet to a point; thence south 4 deg. 47' 04" west 6.10 feet to a point; thence south 84 deg. 13' 57" east 25.0 feet to a point in the westerly margin of Pennington Bend Road; thence with said margin and with a curve having a radius of 1225.0 feet southwardly 243.94 feet to the point of beginning.

Being the same property conveyed to Mary Pauline Vogel, Anita M. Sheridan, Linda M. Orsagh, Ellen Kade, Louis A. McRedmond, Stephen McRedmond, Edith Stephanie Keller, Delores Ann Nowzaradan, Theresa F. McRedmond and Julie Faye McRedmond, as tenants-in-common, as to a one-tenth ownership each, by quitclaim deed from Louis Anthony McRedmond, Edward Stephen McRedmond and Anita M. Sheridan, Executors of the Estate of Louis A. McRedmond, deceased, of record at Instrument Number 20040917-0112315, Register's Office for Davidson County, Tennessee.