# QUIT CLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS,** That **SHOWCASE DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** for & in consideration of Ten Dollars ($10.00) cash in hand paid & other good & valuable consideration, do hereby bargain, sell, remise, quit claim & convey unto **LATTING ROAD PARTNERS, LLC, a Tennessee Limited Liability Company,** the following described real estate located in Davidson Co., Tenn., to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

Being the same property as conveyed to Showcase Development Company, LLC by Deed recorded at Instrument Numbers 20050131-0011092, in said Register's Office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 15th day of April, 2005.

**SHOWCASE DEVELOPMENT COMPANY, LLC**

**BY: William R. Hyneman, Chief Manager**

Davidson County DEEDQC
Recvd: 04/20/05 10:20 6 pgs
Fees:32.00 Taxes:0.00
20050420-0043835

**STATE OF TENNESSEE**
**COUNTY OF SHELBY**

Before me, Wendy A. Leggett, a Notary Public of said County and State, personally appeared William R. Hyneman, with whom I am personally acquainted & who, upon oath, acknowledged himself to be the Chief Manager, of SHOWCASE DEVELOPMENT COMPANY, LLC the within named bargainer, a company and that he as such Chief Manager executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as such Chief Manager.

**WITNESS** my hand, at office, this 15th day of April, 2005.

My Commission Expires: 12-1-07

NOTARY PUBLIC

**PROPERTY OWNER AND ADDRESS:**
LATTING ROAD PARTNERS, LLC
P.O. BOX 3354
CORDOVA, TN 38088-3354

**MAIL TAX NOTICE TO:**
LATTING ROAD PARTNERS, LLC
P.O. BOX 3354
CORDOVA, TN 38088-3354

PROPERTY ADDRESS: VACANT LAND
PARCEL # 072 12 0 315.00; 073-05-0 9022.00; 073 05-0 140.00; 073-05-0 149.00; 073-09-0 003.00; 073-09-0 004.00; 073-09-0 064.00; 073-09-0 065.00

I, OR WE, HEREBY SWEAR AND AFFIRM THAT TO THE BEST OF AFFIANTS KNOWLEDGE, INFORMATION AND BELIEF, THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF April, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-1-07

**THIS INSTRUMENT PREPARED BY AND RETURN TO:**
**DOUGLAS R. BEATY, P.C. 8130 COUNTRY VILLAGE DRIVE, SUITE 101, CORDOVA, TN 38016**
F:\WPDOCS\WAL\LATTING\SHOWCASEQCD

RECORDING INFORMATION:

Exhibit "A"

Being two parcels of land in Nashville, First Civil District, Eighth Councilmanic District, Davidson County, Tennessee, located on both sides of Cooper Lane, south of Demarius Drive, being property conveyed to Jay C. Evans Trust, et al, by deed of record in Book 7677, Page 182, R.O.D.C., each parcel being more particularly described as follows:

NORTH PARCEL

BEGINNING at concrete monument in the southerly right-of-way line of Demarius Drive, said monument being northeasterly 144.43 feet from a concrete monument at the easterly terminus of a curve return to the easterly right-of-way line of Cooper Lane;

THENCE, with said southerly right-of-way line the following calls:

with a curve to the left 143.25 feet to a point, said curve having a central angle of 19° 05' 58", a radius of 429.73 feet, a tangent of 72.30 feet and a chord of N 35° 02' 59" E, 142.59 feet;

N 25° 30' 00" E, 100.00 feet to a point;

with a curve to the right 288.38 feet to a point, said curve having a central angle of 91° 17' 15", a radius of 181.00 feet, a tangent of 185.11 feet, and a chord of N 71° 08' 21" E, 258.83 feet;

with a curve to the right 20.56 feet to a point, said curve having a central angle of 08° 39' 45", a radius of 136.00 feet, a tangent of 10.30 feet and a chord of S 58° 53' 09" E, 20.54 feet;

with a curve to the left 86.36 feet to a point, said curve having a central angle of 20° 42' 11", a radius of 239.00 feet, a tangent of 43.66 feet, and a chord of S 64° 54' 22" E, 85.89 feet;

with a curve to the left 150.00 feet to a point; said curve having a central angle 14° 34' 02", a radius of 590.00 feet, a tangent of 75.41 feet and a chord of S 81° 53' 55" E, 149.60 feet;

S 89° 43' 00" E, 10.00 feet to a point;

with a curve to the right 74.10 feet to a point in the westerly right-of-way line of Riverwood Circle, said curve having a central angle 82° 55' 10", a radius of 51.20 feet, a tangent of 45.23 feet and a chord of S 45° 45' 21" E, 67.80 feet;

THENCE, with said right-of-way line with a curve to the left 220.54 feet to a point, said curve

having a central angle of 11° 48' 12", a radius of 1070.54 feet, a tangent of 110.66 feet and a chord of S 10° 16' 35" E, 220.15 feet;

THENCE, leaving said right-of-way line with the southerly line of Addition No. 3 to Riverwood Heights Subdivision, as of record in Book 2083, Page 16, R.O.D.C., N 75° 49' 38" E, 163.19 feet to a point;

THENCE, continuing with said line S 74° 15' 00" E, 850.00 feet to a point;

THENCE, with the easterly line of said subdivision N 15° 45' 00" E, 119.10 feet;

THENCE, leaving said line with the southerly line of Section Four, Riverwood Heights as of record in Book 2330, Page 99, R.O.D.C., S 74° 15' 00" E, 127.35 feet to a point in the westerly line of Riverwood Terrace as of record in Book 1835, Page 134, R.O.D.C.;

THENCE, with said line and the westerly line of Gibson Heights, as of record in Book 1835, Page 133, R.O.D.C., S 32° 19' 48" W, 1347.58 feet to a point;

THENCE, leaving said line with the northerly line of property conveyed to Mark S. Hollingshead, et al, by deed of record in Book 8435, Page 297, R.O.D.C., N 41° 12' 15" W, 114.81 feet to a point;

THENCE, with the westerly line of said Hollingshead property, S 35° 30' 46" W, 139.60 feet to a point in the northerly right-of-way line of Cooper Lane;

THENCE, with said right-of-way line the following calls:

N 38° 12' 11" W, 33.30 feet to a point;

with a curve to the left 190.02 feet to a point, said curve having a central angle of 33° 30' 00", a radius of 325.00 feet, a tangent of 97.81 feet and a chord of N 54° 57' 11" W, 187.33 feet;

with a curve to the right 154.20 feet to a point, said curve having a central angle of 32° 50' 11", a radius of 269.05 feet, a tangent of 79.28 feet, and a chord of N 55° 17' 05" W, 152.09 feet;

N 38° 52' 00" W, 344.88 feet to a point;

THENCE, leaving said right-of-way line with the easterly line of Section One, Riverwood Heights, as of record in Book 2854, Page 34, R.O.D.C., N 51° 12' 02" E, 190.00 feet to a point;

THENCE, with the northerly line of said subdivision the following calls:

N 29° 19' 00" W, 181.50 feet to a point;

N 65° 06' 51" W, 135.00 feet t

N 47° 52' 19" W, 154.90 feet to a point;

with a curve to the left 52.94 feet to a point, said curve having a central angle of 11° 39' 56", a radius of 260.00 feet, a tangent of 26.56 feet, and a chord of N 36° 16' 00" E, 52.84 feet;

N 59° 28' 58" W, 142.40 feet to a point;

N 20° 38' 33" W, 190.20 feet to a point;

N 71° 47' 24" W, 22.60 feet to a point;

N 45° 06' 22" W, 129.21 feet to the point of beginning.

Containing 1,420,658 square feet or 32.61 acres, more or less.

SOUTH PARCEL

BEGINNING at a point in the southerly right-of-way line of Cooper Lane, said point being the easterly terminus of a curve return to the easterly right-of-way line of Ravenwood Drive;

THENCE, with said southerly right-of-way line the following calls:

S 38° 52' 00" E, 1324.09 feet to a point;

with a curve to the left 182.85 feet to a point, said curve having a central angle of 32° 50' 11", a radius of 319.05 feet, a tangent of 94.01 feet, and a chord S 55° 17' 05" E, 180.36 feet;

with curve to the right 160.79 feet to a point, said curve having a central angle of 33° 30' 00" a radius of 275.00 feet, a tangent of 82.77 feet, and a chord of S 54° 57' 11" E, 158.51 feet;

S 38° 12' 11" E, 175.97 feet to a point;

THENCE, leaving said right-of-way line with the westerly line of property conveyed to Metro Government Power Board by deed of record in Book 2202, Page 335, R.O.D.C., S 32° 15' 04" W, 103.08 feet to a point;

THENCE, with the southerly line of said Power Board property, S 38° 22' 26" E, 68.67 feet to a point;

THENCE, with the southerly line of the Revised Resubdivision of Part of Lot One, Riverwood

Estates as of record in Book 6200, Page 574, R.O.D.C., S 38° 15' 23" E, 241.57 feet to a point;

THENCE, with the southerly line of Cooper Lane Estates as of record in Book 5200, Page 567, R.O.D.C., S 38° 46' 40" E, 384.02 feet to a point;

THENCE, leaving said line with the westerly line of Section One, Henderson Gardens as of record in Book 2900, Page 75, R.O.D.C., S 54° 55' 25" W, 81.24 feet to a point;

THENCE, with the northerly line of said Henderson Gardens and the northerly line of Section Three, Burchwood Gardens as of record in Book 2900, Page 116, R.O.D.C., the following calls:

N 87° 05' 34" W, 20.13 feet to a point;
N 60° 29' 34" W, 52.40 feet to a point;
N 60° 01' 27" W, 89.95 feet to a point;
N 59° 18' 01" W, 59.97 feet to a point;
N 67° 43' 15" W, 106.34 feet to a point;
N 52° 20' 45" W, 385.02 feet to a point;
N 51° 15' 36" W, 283.07 feet to a point;
N 29° 33' 37" W, 108.72 feet to a point;
N 40° 48' 10" W, 173.18 feet to a point;

THENCE, with the northerly line of Section Eight, Riverwood Heights as of record in Book 3842, Page 157, R.O.D.C., the following calls:

N 85° 40' 48" W, 217.82 feet to a point;
S 50° 48' 12" W, 1051.89 feet to a point;
N 30° 23' 03" W, 7.90 feet to a point;
S 61° 10' 18" W, 100.00 feet to a point;
S 28° 17' 10" E, 15.67 feet to a point;

THENCE, with the northerly line of Section Three Burchwood Gardens as of record in Book 2900, Page 116, R.O.D.C., N 88° 06' 13" W, 179.76 feet to a point;

THENCE, leaving said line with the easterly line of Dalewood, Section Three, as of record in Book 1835, Page 20, R.O.D.C., the following calls:

N 01° 17' 03" E, 203.65 feet to a point;
N 54° 31' 07" E, 155.77 feet to a point;
N 33° 00' 47" W, 107.00 feet to a point;
N 34° 19' 13" E, 56.80 feet to a point;
N 62° 30' 43" E, 532.80 feet to a point;
N 51° 10' 43" E, 234.80 feet to a point;
N 44° 15' 13" E, 228.00 feet to a point;
N 45° 11' 54" E, 136.90 feet to a point;

N 34° 09' 54" E, 130.30 feet to a point;
N 21° 13' 48" W, 139.17 feet to a point;
N 38° 20' 02" W, 701.00 feet to a point in the southerly right-of-way line of Ravenwood Drive;

THENCE, with said right-of-way line N 51° 39' 58" E, 144.52 feet to a point;

THENCE, continuing with said right-of-way line with a curve to the right 39.04 feet to the point of beginning, said curve having a central angle of 89° 28' 02", a radius of 25.00 feet, a tangent of 24.77 feet and a chord of S 83° 36' 01" E, 35.19 feet.

Containing 1,153,773 square feet or 26.49 acres, more or less.

Being the same property conveyed to SENLIFF, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed of record in Book 11147, page 505, said Register's Office.