Davidson County DEEDQC
Recvd: 07/01/05 14:24 5 pg:
Fees:27.00 Taxes:0.00
20050701-0076227

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR WHICH-EVER IS GREATER, FOR THIS TRANSFER IS $0.00.

J. A. McCorry, Pres.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th

DAY OF February, 2005.

Debbie Steracka
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/20/08
(AFFIX SEAL)

DEBBIE STERACKA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

R. Patrick Parker, Suite 1R, 631 Avenue South, Nashville, Tennessee 37210

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Harding Corporation, a Tennessee corporation	Same	059 00 0 211.0
615 Main Street		
P.O. Box 60429		
Nashville, Tennessee 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **HAYNES GARDEN ASSOCIATES, L.P., a Tennessee limited partnership,** HEREINAFTER CALLED THE GRANTOR, BY THESE PRESENTS DOES HEREBY QUITCLAIM, TRANSFER AND CONVEY UNTO **HARDING CORPORATION, a Tennessee corporation,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SEE EXHIBIT A

Being the same property conveyed to Haynes Garden Associates, L.P., a Tennessee limited partnership, Trustee, from Harding Corporation, a Tennessee corporation, by Warranty Deed of record as Instrument No. 20030225-0025101, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Harding Corporation from South Central Urban Ministries, Inc., Trustee, by quitclaim deed of record as Instrument No. 20030225-0025100 Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to South Central Urban Ministries, Inc. from P.H.P. Ministries, Inc., Trustee, by Warranty deed or record as instrument No. 20021218-0156259, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to P.H.P. Ministries, Inc. as Trustee by Substitute Trustee Deed from R. Patrick Parker as substitute Trustee of record in Book 11444, Page 811, Register's Office for Davidson County, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns, forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The description of the subject land is described according to composite tax maps, warranty deeds, and subdivision plats. All references to deed books and plat books in the description are of record as indicated in the Register's Office of Davidson County, Tennessee. Said property is conveyed subject to such limitations , restrictions, and encumbrances as may affect the premises and any and all restrictions and easements of record in said Register's Office.

Witness my hand this 18 day of February 2005.

HAYNES GARDEN ASSOCIATES, L.P.,
a Tennessee limited partnership

HAYNES GARDEN APARTMENTS, INC.,
a Tennessee corporation and its general partner

By: _____
Joseph W. McCoy

Its: President

State of Tennessee
County of Davidson

Personally appeared before me, _____, a Notary Public, Joseph W. McCoy, with whom I am personally acquainted, and who acknowledged that he is the President of Haynes Garden Apartments, Inc., a Tennessee corporation and general partner of the within named grantor, and being authorized to do so executed the within instrument for the purposes therein contained.

Witness my hand at office this 18 day of February, 2005.

_____
Notary Public

My commission expires: _____

DEBBIE STERANKA
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

EXHIBIT A

MULTI-FAMILY (32.025 ACRE TRACT #1)

A certain tract of land in the 2nd Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Bounded on the north by South Central Urban Ministries, Inc., of record in Instrument No. 20021218-0156259, Register's Office for Davidson County, Tennessee (R.O.D.C.); bounded on the east by "Section Two, First Addition, Trinity Hills Village", of record in Book 4460, page 45, R.O.D.C. and "Hickory Heights" (plat not of record); bounded on the south by "Haynies Cleveland Plan", of record in Book 161, page 35, R.O.D.C. and by said South Central Urban Ministries, Inc.; bounded on the west by South Central Urban Ministries, Inc., of record in Instrument No. 20021029-0132285, R.O.D.C., Abundant Life Living Word Church, of record in Instrument No. 20001127-115809, R.O.D.C., Jesse Stanton, of record in Book 5653, page 502, R.O.D.C., and Haynes Garden Apartments, Inc., of record in Book 4425, page 347, R.O.D.C. Being a portion of said South Central Urban Ministries, Inc., of record in Instrument No. 20021218-0156259, R.O.D.C. and being more particularly described as follows;

Commencing at an iron rod(old) in the southerly line of "Highland Trace Subdivision, Section Two", of record in Book 5200, page 616, R.O.D.C., said iron rod(old) being the northeast corner of said Haynes Garden Apartments; thence, with the east line of said Haynes Garden Apartments, South 02 degrees 57 minutes 09 seconds East, 534.97 feet to the Point of Beginning, said point being the northwest corner of the herein described tract; thence,

Leaving said east line of Haynes Garden Apartments and severing said South Central Urban Ministries, Inc. property, of record in Instrument No. 20021218-0156259, R.O.D.C., for the next two calls:
1. North 87 degrees 02 minutes 51 seconds East, crossing the proposed 60 foot right-of-way of Trinity Hills Parkway at 170.00 feet, for a total distance of 380.00 feet, to a point;
2. South 87 degrees 17 minutes 55 seconds East, 1020.70 feet to a concrete monument(old) in the westerly line of said "Section Two, First Addition, Trinity Hills Village"; thence,

With the westerly line of said "Section Two, First Addition, Trinity Hills Village" for the next twelve calls:
1. South 15 degrees 09 minutes 45 seconds West, 122.73 feet to a concrete monument(old);
2. South 17 degrees 35 minutes 14 seconds East, 130.62 feet to a concrete monument(old);
3. South 65 degrees 01 minutes 32 seconds East, 136.20 feet to a concrete monument(old);
4. North 77 degrees 59 minutes 07 seconds East, 93.08 feet to a concrete monument(old);
5. South 81 degrees 41 minutes 57 seconds East, 84.88 feet to a concrete monument(old);
6. South 10 degrees 29 minutes 44 seconds West, 80.42 feet to a concrete monument(old)
7. North 79 degrees 54 minutes 15 seconds West, 77.84 feet to a concrete monument(old);
8. South 77 degrees 42 minutes 15 seconds West, 125.06 feet to a concrete monument(old);
9. South 36 degrees 59 minutes 56 seconds West, 124.97 feet to an iron rod(old);
10. South 03 degrees 37 minutes 23 seconds East, 125.10 feet to an iron rod(new);
11. South 44 degrees 18 minutes 09 seconds East, 125.10 feet to an iron rod(new);

12. South 04 degrees 17 minutes 32 seconds West, 82.10 feet to a concrete monument(old) in the north line of said "Hickory Heights"; thence,

With said "Hickory Heights" for the next two calls:
1. North 66 degrees 48 minutes 12 seconds West, 411.03 feet to a car axle(old);
2. South 07 degrees 49 minutes 53 seconds West, 535.15 feet to an iron rod(old) in the north line of said "Haynies Cleveland Plan"; thence,

With the north line of said "Haynies Cleveland Plan", South 86 degrees 37 minutes 05 seconds West, 498.74 feet to a point; thence,

Leaving said north line of "Haynies Cleveland Plan" and severing said South Central Urban Ministries, Inc. property, of record in Instrument No. 20021218-0156259, R.O.D.C., for the next eight calls:
1. North 03 degrees 22 minutes 55 seconds West, 140.00 feet to a point;
2. North 42 degrees 01 minutes 33 seconds West, 146.66 feet to a point;
3. North 10 degrees 37 minutes 46 seconds West, 152.29 feet to a point;
4. North 02 degrees 57 minutes 09 seconds West, 149.26 feet to a point;
5. South 87 degrees 02 minutes 51 seconds West, 150.00 feet to a point in the proposed east right-of-way of Trinity Hills Parkway;
6. South 02 degrees 57 minutes 09 seconds East, 149.26 feet to a point;
7. Along a curve to the left having a radius of 720.00 feet, a central angle of 31 degrees 15 minutes 55 seconds, an arc length of 392.89 feet, and a chord bearing and distance of South 18 degrees 35 minutes 07 seconds East, 388.03 feet to a point;
8. South 34 degrees 13 minutes 04 seconds East, 37.60 feet to a point in the north line of said "Haynies Cleveland Plan"; thence,

With the north line of said "Haynies Cleveland Plan", South 86 degrees 37 minutes 05 seconds West, 69.88 feet to an iron rod(new), said iron rod(new) being the southeast corner of said South Central Urban Ministries, Inc., of record in Instrument No. 20021029-0132285, R.O.D.C.; thence,

With the east line of said South Central Urban Ministries, Inc. for the next six calls:
1. North 34 degrees 13 minutes 04 seconds West, 1.79 feet to an iron rod(new);
2. Along a curve to the right having a radius of 780.00 feet, a central angle of 31 degrees 15 minutes 55 seconds, an arc length of 425.63 feet, and a chord bearing and distance of North 18 degrees 35 minutes 07 seconds West, 420.37 feet to an iron rod(new);
3. North 02 degrees 57 minutes 09 seconds West, 196.26 feet to an iron rod(new), said iron rod(new) being the northeast corner of said South Central Urban Ministries, Inc.;
4. South 87 degrees 02 minutes 51 seconds West, 167.78 feet to an iron rod(new);
5. Along a curve to the left having a radius of 425.00 feet, a central angle of 26 degrees 45 minutes 27 seconds, an arc length of 198.48 feet, and a chord bearing and distance of South 73 degrees 40 minutes 07 seconds West, 196.68 feet to an iron rod(new);
6. South 60 degrees 17 minutes 24 seconds West, 36.08 feet to an iron rod(old), said iron rod(old) being the easternmost corner of said Abundant Life Living Word Church; thence,

With the northeasterly line of said Abundant Life Living Word Church and said Jesse Stanton, North 32 degrees 27 minutes 47 seconds West, passing an iron rod(old) at 99.96 feet, said iron rod(old) being the northernmost corner of said Abundant Life Living Word Church and the easternmost corner of said Jesse Stanton, for a total distance of 206.16 feet to an iron rod(new) in the south line of said Haynes Garden Apartments, Inc., said iron rod(new) being the northernmost corner of said Jesse Stanton; thence,

With the line of said Haynes Garden Apartments, Inc. property for the next two calls:
1. North 60 degrees 23 minutes 23 seconds East, 361.30 feet to an iron pipe(old);
2. North 02 degrees 57 minutes 09 seconds West, 353.95 feet to the Point of Beginning and containing 34.136 acres, more or less.

The above description was prepared by Kenneth R. Shreeve, R.L.S., Tennessee No. 2298, Ragan Smith Associates, Inc. according to a field run survey.