Tax Bills
New Owner:
Mark Sarmadi / Dean Baxter.
128 Pewitt Drive
Brentwood, TN 37027

Davidson County DEEDQC
Recvd: 07/18/05 13:44 4 pgs
Fees:22.00 Taxes:0.00
20050718-0083177

Portion of
Map 44 Parcel 73

This instrument prepared by:
Dean Balding Baxter
660 Hull Avenue
Lewisburg, TN 37091

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We, Trustees of the Mt. Pisgah United Methodist Church, by these presents do hereby remise, release, quitclaim and convey unto Dean Balding Baxter and Mark Sarmadi, their heirs and assigns, all right, title, and interest We may have in and to the following described land located in Davidson County, Tennessee, shown as the South westernmost Portion of Parcel 73 on Tax Map 44, near the intersection of Bryce Road and Mt. Pisgah Road, East of Edmondson Pike, bounded on the Northwest by the southern Right of Way of Mt. Pisgah Rd., bounded on the South by the other lands of the Grantees and bounded on the East by the remaining lands of grantor, and more particularly described as follows:

Being a tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, said tract bounded on the East by the remainder of the property of Mt. Pisgah United Methodist Church, of record in Deed Book 4882, page 496, Register's Office of Davidson County, on the South by the Property of Mark Sarmadi and Dean Balding Baxter, of record as Instrument Number 20040917-0112035, Register's Office of Davidson County and on the North by Mt. Pisgah Road and being more particularly described as follows:

Beginning at an iron pin in the southerly Right-Of-Way of Mt. Pisgah Road and a corner of the above mentioned Mark Sarmadi and Dean Balding Baxter Property, said iron pin being the Southwest corner of the subject tract, thence;

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 1.00 D. Blake
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS
THE 18 DAY OF July 20 05
Deputy Register

Northeasterly with Right-Of-Way of Mt. Pisgah Road along a curve to the left having a radius of 316.10 feet, a central angle of 22 degrees 5 minutes 27 seconds, an arc length of 121.88 feet to a point in the westerly line of the above mentioned Mt. Pisgah United Methodist Church property as described in Deed Book 4882, page 496, Register's Office of Davidson County, thence;

Continue with the Right-Of-Way of Mt. Pisgah Road along a curve to the left having a radius of 316.10 feet, a central angle of 2 degrees 43 minutes 8 seconds, an arc length of 15.00 feet and a chord bearing and distance of North 51 degrees 51 minutes 10 seconds, East 15.00 feet to a point, thence;

Leaving the Right-Of-Way of Mt. Pisgah Road through the said Mt. Pisgah United Methodist Church property South 39 degrees 30 minutes 24 seconds East 67.76 feet to a point in the northerly property line of the above mentioned Mark Sarmadi and Dean Balding Baxter property, thence;

With said property line the following three courses:

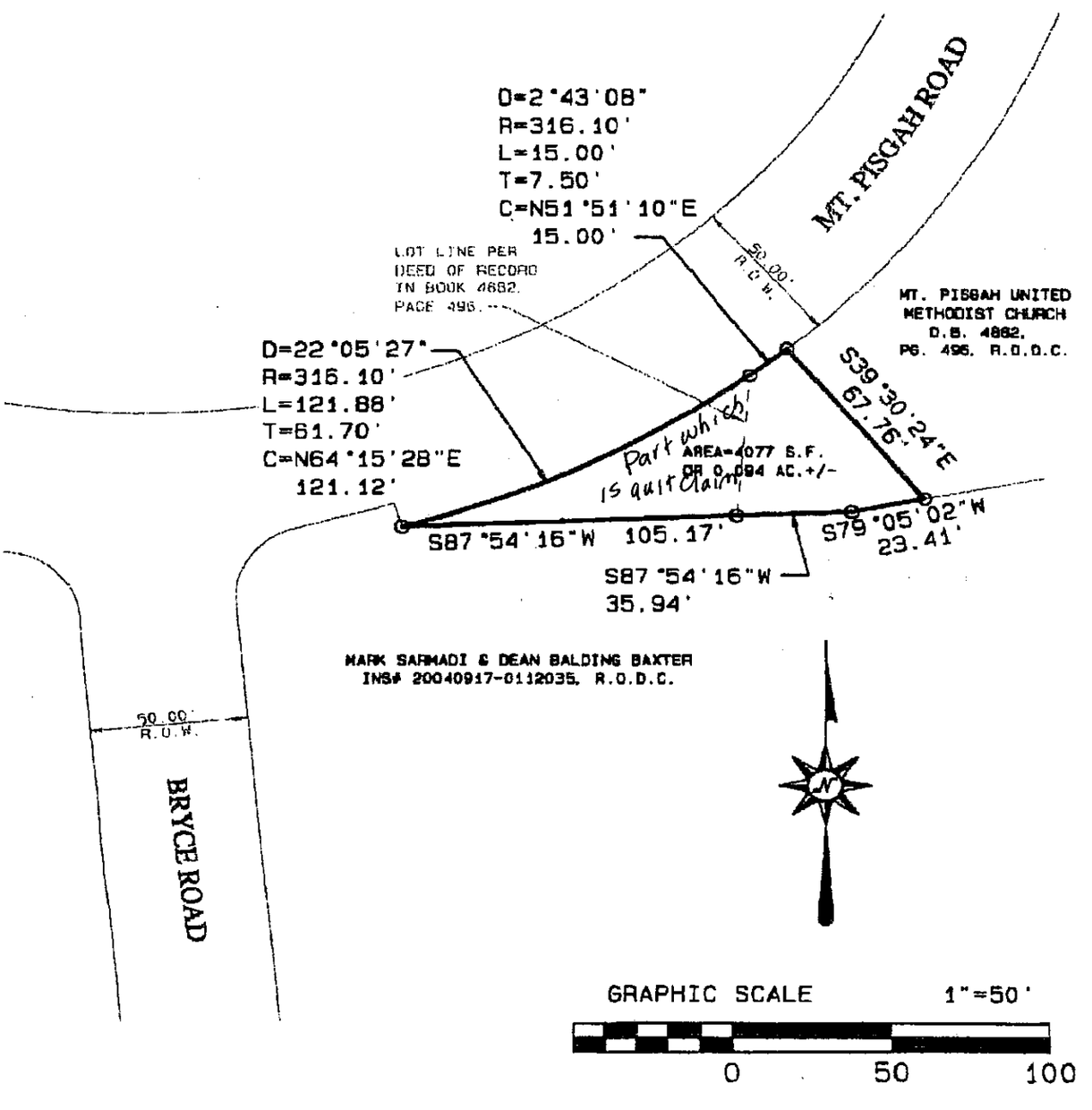
South 79 degrees 5 minutes 2 seconds West, 23.41 feet to an iron pin, thence:

South 87 degrees 54 minutes 16 seconds West, 35.94 feet to the Southwest corner of said Mt. Pisgah United Methodist Church property, thence;

Continue South 87 degrees 54 minutes 16 seconds West, 105.17 feet to the Point of Beginning.

Containing 4,077 square feet or 0.094 acres more or less

* As per attached graph as provided by Leading Edge Land Services DBB



LEADING EDGE
LAND SERVICES
INCORPORATED
361 MALLORY STATION ROAD
SUITE 108
FRANKLIN, TN 37067
PHONE: (615) 778-0863
FAX: (615) 778-0865
E-MAIL: survey@leadingedgels.com
TENNESSEE LICENSE NUMBER LS#2038

BOUNDARY SKETCH
FOR
DEAN BAXTER

ROGER H. HARRAH
R.L.S. NUMBER 2039

DATE OF DRAWING: 11 FEB 2005	
MANAGER: RHH	CADD: SLW
PROJECT NUMBER: T100-0501	
COMPUTER FILE: T10501EX.PRO	
SCALE: 1" = 30'	SHEET 1 OF 1

WITNESS our hand this 13th day of July, 2005.

Mt. Pisgah United Methodist Church

By: Albert L. Overall Sr.
Trustee Chairperson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Deborah Nave, the undersigned, a Notary Public in and for said State and County, Albert L. Overall, Sr. Trustee and Chairperson duly authorized to sign on behalf of Mt. Pisgah United Methodist Church with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of July., 2005.

DAVIDSON COUNTY, TENNESSEE NOTARY PUBLIC AT LARGE

Debbie Nave
NOTARY PUBLIC

My Commission Expires: May 26, 2008