Davidson County DEEDQC
Recvd: 07/27/05 15:19 3 pgs
Fees:17.00 Taxes:0.00
20050727-0087802

QUITCLAIM DEED

Address New Owners:	Send Tax Bills to:	Tax Map & Parcel No.:
Compton Investment Properties, L.L.C. 2811 Smith Springs Road Nashville, TN 37217	Same	Map 136 Parcel 152

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, C & H Investment Properties, a Tennessee general partnership, by these presents does hereby quitclaim and convey unto Compton Investment Properties, L.L.C., a Tennessee limited liability company ("Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to a certain parcel of real property located in Davidson County, Tennessee, more particularly described as follows:

Land in the Second Civil District of Davidson County, Tennessee, containing 2.47 acres, more or less, and described as follows:

BEGINNING at a stake at Thomas Cranor, now Parman's South boundary line running East 45-7/8 poles; thence South 6 poles to the center of Smith Springs Road; thence Couthwest 45-7/8 poles to Tim Russell, now Robert Russell corner; thence North 34 poles to the beginning corner, and containing 6 acres, more or less.

There is included in the above description, but excluded from this conveyance, two parcels of real property, described as follows:

First Excluded Parcel:
Beginning at an iron pin in the northerly right-of-way margin of Smith Springs Road, that point also being the southwesterly corner of the described parcel and the southeasterly corner of property owned by Alice G. Tucker as of record in Book 5863, page 694, Register's Office for Davidson County, Tennessee; thence leaving said point and continuing along a line North 3 degrees 11 minutes 15 seconds West, a distance of 470.11 feet, to an iron pin also being the northwesterly corner of said described parcel; thence continuing along a line South 82 degrees 25 minutes 51 seconds East, a distance of 284.05 feet to a point; thence continuing along a line South 3 degrees 11 minutes 15 seconds East, a distance of 200.10 feet to a point; thence along a line North 86 degrees 48 minutes 45 seconds East, a distance of 115.0 feet to a point; thence along a line South 3 degrees 11 minutes 15 seconds West, a distance of

110.61 feet to a point in the northerly right-of-way margin of old Smith Springs Road; thence with said margin along a line South 66 degrees 48 minutes 54 seconds West, a distance of 282.57 feet to an iron pin; thence along a curve to the left of a 305 foot radius, a distance of 71.42 feet to an iron pin, being located in the northerly right-of-way margin of Smith Springs Road; thence along said margin with a curve to the right with a 746.2 foot radius, a distance of 47.28 feet to the point of beginning, and containing 3.01 acres, more or less.
Being the same property conveyed to Compton Investment Properties, L.L.C., by deed from John Reynolds, Trustee, of record in Book 10772, page 290, Register's Office for Davidson County, Tennessee.

Second Excluded Parcel:
BEGINNING at a concrete monument of the northerly right-of-way of Old Smith Springs Road approximately 230 feet West of the intersection of Old Smith Springs Road and Anderson Road; thence with said northern right-of-way along a curve to the left with a radius of 800 feet, 15.57 feet to a point; thence continuing with said northern right-of-way South 66° 48' 54" West 136.18 feet to a point; thence leaving said northern right-of-way North 7° 35' 46" West 186.67 feet to a point on the southern boundary line of Lot 1, Priest Lake Park Commercial Site, Section 6, as of record in Book 4901, page 70, Register's Office for Davidson County, Tennessee; thence South 82° 13' 16" East 178.84 feet; thence South 7° 18' 2" West 102.05 feet to the point of beginning, and containing 0.52 acre, more or less.
Being the same property conveyed to James Richard Compton by warranty deed from Larry R. Compton of record in Book 9238, page 657, said Register's Office. The within described property was previously subject to a life estate in favor of Viola Brent (see conveyance of record in Book 6045, page 731, said Register's Office). The said Viola Brent is now deceased.

The 2.47 acre, more or less, parcel conveyed by this instrument is the same property conveyed to C & H Investment Properties by deed from J. R. Compton and Larry Compton, of record at Book 6253, page 860, Register's Office for Davidson County, Tennessee.

Said real property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representatives, this 26th day of July, 2005.

C & H Investment Properties,
a Tennessee general partnership

By: _____

By: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, James R. Compton and Linda Compton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to the partners of C & H Investment Properties, the within named bargainor, a partnership, and that such persons, as such partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by such persons as partners.

Witness my hand and seal, at office, in Nashville, Tennessee this 26th day of July, 2005.

DARRELL L. WEST NOTARY AT LARGE DAVIDSON COUNTY, TN

Notary Public
My Commission Expires: 11-24-08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual monetary consideration for this transfer is $ None .

Affiant

Sworn to and subscribed before me this 26th day of July, 2005.

DARRELL L. WEST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public
My Commission Expires: 11-24-08

This instrument was prepared on the basis of recorded instruments, and without the benefit of survey, by Darrell L. West, 424 Church Street, Suite 1401, Nashville, Tennessee.