Davidson County DEEDQC
Recvd: 08/01/05 15:15 4 pgs
Fees:22.00 Taxes:0.00
20050801-0089959

QUITCLAIM DEED

FROM: Nashville RDC Co.,
a Tennessee General Partnership
1905 Hackworth Street
Nashville, TN 37214
Grantor

This instrument was prepared by:
Robert C. Hannon, Esq.
SunTrust Center
Stites & Harbison, PLLC
Suite 1800, 424 Church Street
Nashville, Tennessee 37219

TO: Nashville RDC, LLC
a Tennessee limited liability company
1905 Hackworth Street
Nashville, TN. 37214
Grantee

Address of New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Nashville RDC, LLC 1905 Hackworth Str. Nashville, TN. 37214	Same	106-5-117.01

STATE OF TENNESSEE)
COUNTY OF Tennessee)

The actual consideration for this transfer is Zero and No/100 Dollars ($0.00).

Affiant

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

Notary Public

My Commission Expires: _____

LAURA LINCOLN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES NOVEMBER 22, 2008

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, NASHVILLE RDC CO., a Tennessee general partnership (the "Grantor"), does hereby quitclaim unto NASHVILLE RDC ~~CO.~~ LLC., a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of Grantors' rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, and all improvements thereon and any mineral rights related to the property (the "Property"). The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness our hands this 1 day of ~~July~~ August, 2005.

GRANTOR:

NASHVILLE RDC CO., a Tennessee general partnership

By: _____

Title: General Partner

By: _____

Title: General Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Laura Lincoln, a Notary Public of said County and State, personally appeared H. Steven George, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of NASHVILLE RDC CO., the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this _____ day of July, 2005.

_____
Notary Public

My Commission Expires: _____

LAURA LINCOLN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES NOVEMBER 22, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Laura Lincoln, a Notary Public of said County and State, personally appeared Frederick R. Keith Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of NASHVILLE RDC CO., the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this _____ day of July, 2005.

_____
Notary Public

My Commission Expires: _____

LAURA LINCOLN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES NOVEMBER 22, 2008

EXHIBIT A

Property Description

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN EXISTING IRON ROD IN THE WESTERLY RIGHT-OF-WAY OF WOODYCREST AVENUE, AT A CORNER COMMON WITH INTERNATIONAL PAINT, INC. AS OF RECORD IN INSTRUMENT # 20021002119967, AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID IRON ROD BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE WITH THE WESTERLY RIGHT-OF-WAY OF WOODYCREST AVENUE, SOUTH 42 DEG 03 MIN 29 SEC EAST, 150.52 FEET TO AN IRON ROD SET AT THE NORTHEAST CORNER OF AN ABANDONED RIGHT-OF-WAY AS OF RECORD IN QUARTERLY MINUTES BOOK C-1, PAGE 19 AT THE DAVIDSON COUNTY COURT'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE CONTINUING WITH THE WESTERLY RIGHT-OF-WAY OF WOODYCREST AVENUE, SOUTH 40 DEG 11 MIN 06 SEC EAST, 92.58 FEET TO AN IRON ROD SET AT THE SOUTHEAST CORNER OF SAID ABANDONED RIGHT OF WAY. BEING IN THE WESTERLY RIGHT-OF-WAY OF HACKWORTH STREET;

THENCE WITH THE WESTERLY RIGHT-OF-WAY OF HACKWORTH STREET, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 45 DEG 51 MIN 00 SEC, A CHORD OF SOUTH 16 DEG 13 MIN 42 SEC EAST, 136.33 FEET FOR AN ARC LENGTH OF 140.04 FEET TO AN EXISTING CONCRETE MONUMENT;

THENCE WITH THE WESTERLY RIGHT-OF-WAY OF HACKWORTH STREET, SOUTH 065 DEG 46 MIN 38 SEC WEST, 173.63 FEET TO AN EXISTING IRON ROD IN THE NORTHERLY RIGHT-OF-WAY OF CSX TRANSPORTATION RAILROAD. SAID ROD BEING 10 FEET NORTH OF THE CENTERLINE OF LEAD TRACK TO WESTERN ELECTRIC PLANT;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY OF HACKWORTH STREET, WITH A LINE 10 FEET NORTH OF AND PARALLEL TO SAID LEAD TRACK WITH THE NORTHERLY RIGHT-OF-WAY OF CSX TRANSPORTATION RAILROAD, NORTH 83 DEG 15 MIN 00 SEC WEST, 527.28 FEET TO AN EXISTING IRON ROD;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY OF SAID LEAD TRACK WITH THE EASTERLY RIGHT-OF-WAY OF CSX TRANSPORTAION RAILROAD, NORTH 06 DEG 30 MIN 42 SEC WEST, 66.28 FEET TO AN IRON ROD SET IN THE NORTHERLY RIGHT-OF-WAY OF CSX TRANSPORTATION RAILROAD;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY OF CSX TRANSPORTATION RAILROAD, NORTH 83 DEG 07 MIN 10 SEC WEST, 18.85 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH INTERNATIONAL PAINT, INC. AS OF RECORD IN INSTRUMENT # 20021002119967 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY OF CSX TRANSPORTATION RAILROAD WITH THE COMMON LINE OF INTERNATIONAL PAINT, INC., NORTH 04 DEG 03 MIN 38 SEC WEST, 303.83 FEET TO AN EXISTING CONCRETE MONUMENT;

THENCE, NORTH 82 DEG 04 MIN 38 SEC EAST. 29.89 FEET TO AN EXISTING IRON ROD;

THENCE NORTH 83 DEG 48 MIN 03 SEC EAST, 229.66 FEET TO AN EXISTING IRON ROD;

THENCE NORTH 07 DEG 49 MIN 28 SEC EAST, 20.28 FEET TO AN IRON ROD SET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1940.00 FEET, A CENTRAL ANGLE OF 03 DEG 02 MIN 56 SEC, A CHORD OF NORTH 88 DEG 05 MIN 24 SEC EAST, 103.22 FEET FOR AN ARC LENGTH OF 103.23 FEET TO AN EXISTING IRON ROD;

THENCE NORTH 89 DEG 36 MIN 52 SEC EAST, 29.35 FEET TO THE POINT OF BEGINNING, CONTAINING 227,810 SQUARE FEET (5.229 ACRES MORE OR LESS).

BEING THE SAME PROPERTY CONVEYED TO NASHVILLE RDC CO., A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN BOOK 7218, PAGE 855.

TOGETHER WITH THE PERPETUAL NON-EXCLUSIVE EASEMENT CREATED IN THE INSTRUMENT OF RECORD IN BOOK 7029, PAGE 331, SAID REGISTER'S OFFICE.