Davidson County DEEDQC
Recvd: 09/29/05 13:26 6 pgs
Fees:32.00 Taxes:0.00
20050929-0117150

THIS INSTRUMENT PREPARED BY: Wesley D. Turner GULLETT, SANFORD, ROBINSON & MARTIN, PLLC 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $10.00. Frank C. Bates Affiant Subscribed and sworn to before me, this 26th day of September, 2005. Debra Robertson Notary Public My Commission Expires: 7/29/08

DEBRA ROBERTSON Notary Public At Large DAVIDSON COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Mary Ann Thompson 5181 John Hagar Road Hermitage, TN 37076	Same	Part of Map 98, Parcel 34

QUITCLAIM DEED AND RIGHT OF WAY ABANDONMENT AND MAINTENANCE AGREEMENT

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIDGEWATER HERMITAGE, LLC,** a Tennessee limited liability company, hereinafter called the Grantor, hereby releases, remises, quitclaims and gives unto **MARY ANN THOMPSON**, hereinafter called the Grantee, her heirs, successors and assigns, all of its right, title and interest in and to land in Davidson County, Tennessee, more particularly described as follows:

Being a parcel of Land located in Davidson County and being a portion of the property conveyed to Bridgewater Hermitage, LLC, as recorded in Instrument Number 20041215-0149116, R.O.D.C., TN, and being more particularly described as follows;

Commencing from the Southwest corner of the aforementioned parent tract, a point in the centerline of John Hagar Road;

Thence, with said centerline with a curve to the right having a radius of 877.84 feet, a length of 174.02 feet and a chord bearing and distance of North 88 Degrees 50 Minutes 27 Seconds East, 173.74 feet;

Thence, South 85 Degrees 28 Minutes 48 Seconds East, 24.92 feet;

Thence, South 84 Degrees 47 Minutes 40 Seconds East, 240.33 feet;

Thence, South 84 Degrees 49 Minutes 14 Seconds East, 96.00 feet to the True Point of Beginning, said point also being North 70 Degrees 33 Minutes 52 Seconds East, 102.33 feet from the Northwest corner of Hagar's Grove, Phase One, as recorded in Instrument Number 20040614-0069738, R.O.D.C., TN;

Thence, leaving said centerline with a proposed Right of Way of New John Hagar Road as shown on said unrecorded plat, North 48 Degrees 36 Minutes 21 Seconds East, 6.21 feet;

Thence, with a curve to the left having an arc length of 173.33 feet, a radius of 632.00 feet, and a chord bearing and distance of North 65 Degrees 58 Minutes 42 Seconds East, 172.78 feet;

Thence, with a curve to the right having an arc length of 38.10 feet, a radius of 25.00 feet, and a chord bearing and distance of South 78 Degrees 13 Minutes 27 Seconds East, 34.52 feet;

Thence, South 34 Degrees 34 Minutes 12 Seconds East, 51.47 feet to a point intersecting the new proposed Right of Way and the property of James P. Thompson, ET UX as extended across the existing John Hagar Road as recorded in Book 8267, Page 9, R.O.D.C., TN;

Thence, South 06 Degrees 33 Minutes 29 Seconds West, 44.55 feet to a point in the centerline of John Hagar Road;

Thence, North 85 Degrees 09 Minutes 36 Seconds West, 123.32 feet;

Thence, North 84 Degrees 49 Minutes 14 Seconds West, 97.91 feet to the point of beginning, and Containing 11,574 Square Feet, or 0.27 Acres, more or less, according to the survey of Michael Williamson, R.L.S.. Tennessee License No. 1906, Hart, Freeland & Roberts, 7101 Executive Center Drive, Brentwood, Tennessee 37027.

Being part of the same Property conveyed to Bridgewater Hermitage, LLC by deed of record as Instrument No. 20041215-0149116, Register's Office for Davidson County, Tennessee.

A map of the above tract is attached hereto as Exhibit A. This quitclaim is made subject to such limitations, restrictions and encumbrances as may affect the premises.

IN ADDITION, IN CONSIDERATION of the quitclaim given herein, Grantee agrees with Grantor as follows:

1. Grantee will execute any and all necessary instruments and documents, and take any actions necessary or appropriate to accomplish the abandonment by the Metropolitan Government of Nashville and Davidson County, and any other applicable governmental authority, of the portion of the right of way of John Hagar Road as shown on the attached Exhibit B, provided that easements for utility purposes in the right of way area shall be retained by the holders thereof.

2. Grantor will seed and straw the area quitclaimed herein and will extend Grantee's concrete driveway from its current termination to the new edge of pavement of John Hagar Road.

3. This agreement shall run with the land and shall be binding on the parties hereto, their heirs, successors and assigns.

WITNESS our hands this 26th day of September, 2005.

BRIDGEWATER HERMITAGE, LLC,
a Tennessee limited liability company

By: _____
Frank C. Batson, Chief Manager

_____
Mary Ann Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK C. BATSON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **CHIEF MANAGER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 26th day of September, 2005.

_____
Notary Public

My Commission Expires: 7/29/06

DEBRA ROBERTSON Notary Public At Large DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

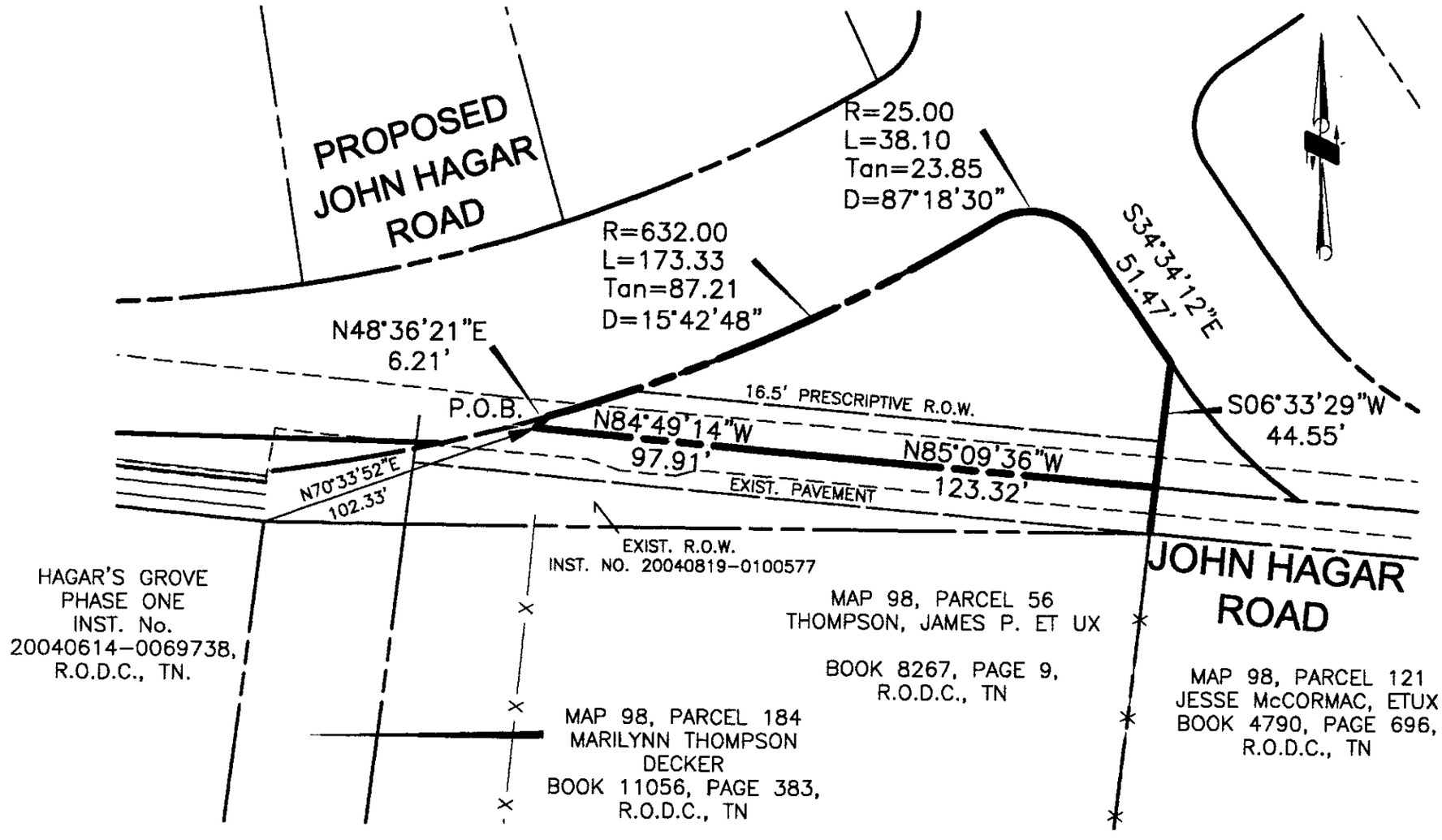
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY ANN THOMPSON**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of September, 2005.

Debra Robertson
Notary Public

My Commission Expires: 7/29/06

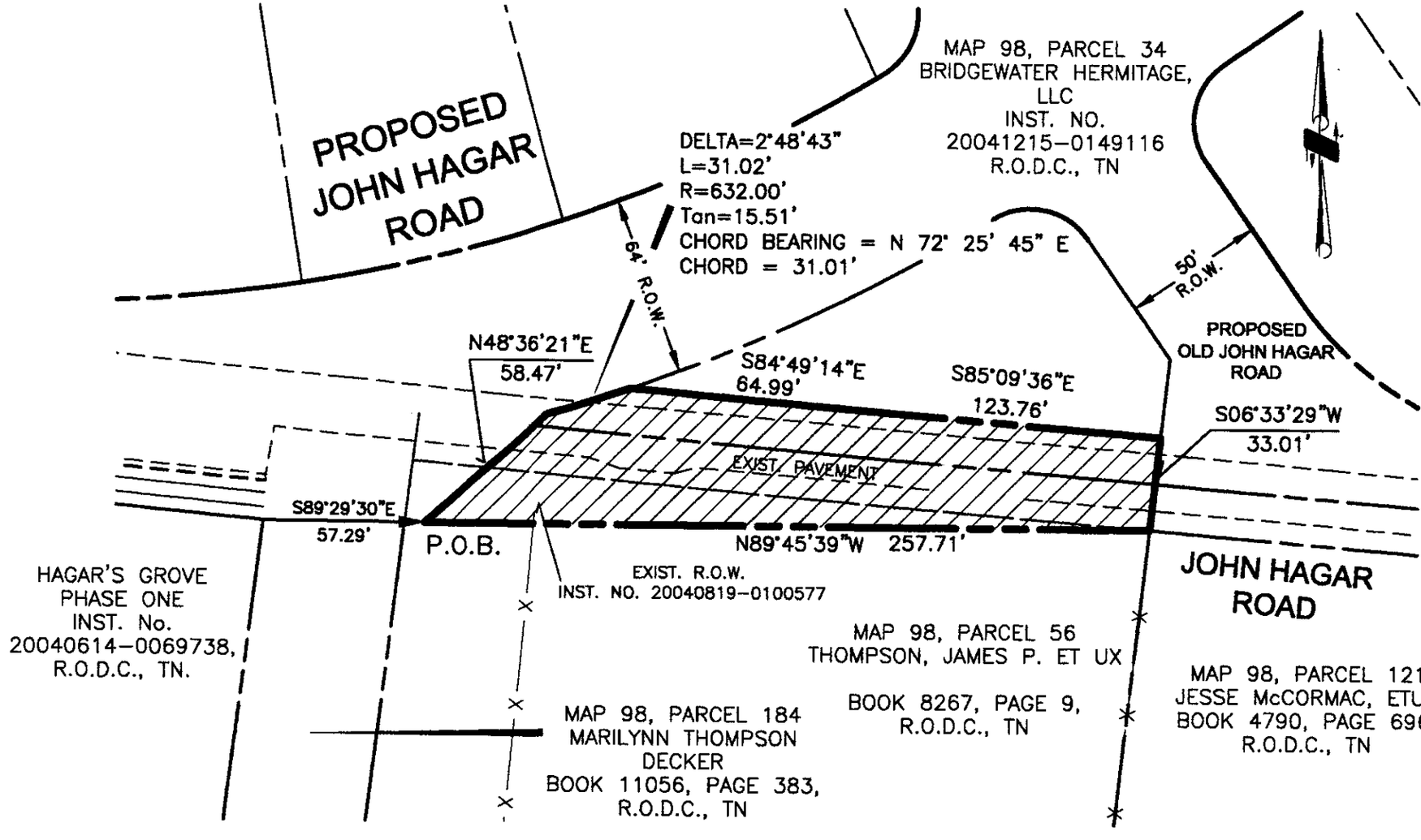
DEBRA ROBERTSON
Notary Public At Large
DAVIDSON COUNTY, TENN.



WEATHERFORD AND ASSOCIATES
1301 Central Court
Hermitage, TN 37076
615-391-3044

EXHIBIT "A"

DATE: 9/09/05 SCALE 1"=50'



WEATHERFORD AND ASSOCIATES
1301 Central Court
Hermitage, TN 37076
615-391-3044

EXHIBIT "B"
Right-of-Way Abandonment
John Hagar Road

DATE: 9/09/05 SCALE 1"=50'