Davidson County DEEDQC
Recvd: 01/30/06 11:33 3 pgs
Fees:17.00 Taxes:0.00
20060130-0011274

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Reynolds,
A Professional Corporation
1810 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219-2424

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
The Maxey Family Limited Partnership and Robert T. Sircy, Jr. 2614 Music Valley Drive Nashville, Tennessee 37214	The Maxey Family Limited Partnership and Robert T. Sircy, Jr. 2614 Music Valley Drive Nashville, Tennessee 37214	Map 62 Parcels 9.01 and 155

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Orba Maxey, also known as Orba Maxey, Sr.,** an unmarried man, by these presents does hereby quitclaim and convey unto **The Maxey Family Limited Partnership**, a Tennessee limited partnership, all of his right, title and interest in and to the following described tracts of land situated in Davidson County, Tennessee:

TRACT I:

LAND in Davidson County, Tennessee, and BEGINNING at a point, the same being in the Southerly margin of Elzie Miller Road (now being Music Valley Drive) and running thence North 33 deg.

31 min. 57 sec. East 300 feet to a point, the same being the new interior line of the Jim Walter Homes, Inc. property; running thence North 56 deg. 28 min. 03 sec. West 172.00 feet to a new interior line; thence continuing with the new interior line of the Jim Walter Homes, Inc. property South 29 deg. 49 min. 22 sec. West 123.58 feet to an iron pin; thence South 54 deg. 50 min. 34 sec. West 105 feet to a pin; thence with Music Valley Drive South 35 deg. 9 min. 26 sec. East 217 feet.

Said property is also known as PHASE II on the property of Jim Walter Homes of record in Book 5578, Page 179.

THERE is reserved a 20-foot right-of-way for future road widening along Music Valley Drive.

Being the same property conveyed to Orba Maxey and Bob Sircy by deed from Jim Walters Homes, Inc., of record in Book 6669, Page 258, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being more particularly described as follows:

Land on Music Valley Drive fronting 735 feet on said Music Valley Drive, comprised of 10.22 acres, more or less, and shown on property maps as Map 62, Parcels 8.1 and 9.1, included in this description but specifically excluded from this conveyance is the following described parcel of real property:

Land on Music Valley Drive fronting 735 feet on said Music Valley Drive, comprised of 5.68 acres, more or less, and shown on property maps of Davidson County, Tennessee, as Map 62, Parcel 8.1.

Being the same property conveyed to Orba Maxey, Sr. and Robert T. Sircy, Jr., by deed from Bettye Fox Conrad and husband, Arch Conrad, and Jesse Wallace Fox and wife, Carolyn Mullen Fox, of record as Instrument No. 199912170304266, Register's Office for Davidson County, Tennessee.

This is improved property, collectively known as 2614 Music Valley Drive, Nashville, Tennessee 37214.

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

WITNESS my hand this 2nd day of January, 2006.

Orba Maxey

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, JOYCE SIRCY, a Notary Public in and for said State and County, **Orba Maxey**, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2ND day of JANUARY, 2006.

JOYCE D. SIRCY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 09/30/2006

The actual consideration paid for this transfer is $ 0.00

JOYCE D. SIRCY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Affiant

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me, this the 2ND day of JANUARY, 2006.

JOYCE D. SIRCY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 09/30/2006