This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, S.
Nashville, Tennessee 37212

Davidson County DEEDQC
Recvd: 03/01/06 08:48 5 pg:
Fees:28.00 Taxes:173.90
20060301-0023314

Address New Owner:	Send Tax Bills to:	Property Identification
Mirita Johnston Rose, et al. 6207 Hillsboro Road Nashville, TN 37215	-same-	144 00 0 069.00; Part of 144 00 0 070.00

Q U I T-C L A I M D E E D

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, MIRITA JOHNSTON ROSE, an unmarried person, by these presents, does hereby quitclaim and convey to ANTHONY A. ROSE, JR., his heirs, assigns and successors forever, a 3.33 % undivided interest in the real property described on the attached Exhibit A, the terms and conditions of which are hereby incorporated herein by reference.

This conveyance is made subject to such matters, encumbrances, restrictions and conditions as may appear of record.

IN WITNESS WHEREOF, the undersigned has executed this instrument, the 24th day of February, 2006.

Mirita Johnston Rose
MIRITA JOHNSTON ROSE

a:\b303kjg

T.A.I.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

BEFORE ME, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mirita Johnston Rose, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes herein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 24th day of February, 2006.

Angela G. Gentry
NOTARY PUBLIC

ANGELA G. GENTRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission expires:
1-26-08

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is $47,000.00

Mirita Johnston Rose
Affiant

Subscribed and sworn to
before me this 24th
day of February, 2006

Angela G. Gentry
NOTARY PUBLIC

ANGELA G. GENTRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission expires: 1-26-08

EXHIBIT A

Tract I:

Land lying in the Seventh Civil District of Davidson County, Tennessee, being more particularly described according to a survey by Turner Engineering Company, dated August 16, 1965, and further detailed on October 6, 1975, with all Book and Page references herein being to the records in the Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point at the southwest corner of the property conveyed to James D. Martin and wife, Alice Martin, by deed of record in Book 261, page 391, and the southeast corner of the property conveyed to James Martin by deed of record in Book 522, page 161; thence leaving said dividing line North 83 deg. 28 min. West 98.20 feet to a point; thence South 52 deg. 46 min. West 751.30 feet to a point; thence South 87 deg. 12 min. West 105.10 feet to a point; thence North 12 deg. 44 min. West 699.80 feet to a point, said point being in the southwest corner of the property conveyed to Daniel R. Hightower et ux. by deed of record in Book 4984, page 633; thence with Hightower's southerly line South 89 deg. 01 min. 30 sec. East 289.0 feet to a point on the curving westerly margin of the terminus of a 50 foot private road; thence, northeasterly with said curve having a radius of 50 feet for a distance of 114.45 feet to the beginning of a curve to the left; thence with said curve having a radius of 100 feet a distance of 58.58 feet to a tangent point; thence South 81 deg. 26 min. 30 sec. East 213.00 feet to the beginning of a curve to the right; thence, with said curve having a radius of 1,683.9 feet, a distance of 303.69 feet to a point; thence South 71 deg. 06 min. 30 sec. East 31.8 feet to a point being the southeast corner of Hightower's property; thence crossing said private road South 5 deg. 21 min. West a distance of 151.67 feet to the point of beginning.

Tract II:

A perpetual easement in and over an existing private roadway for ingress and egress from the above described property and Hillsboro Road, a part of which private road is included with the above described property and which private road is 50 feet in width except where it widens as it enters the cul-de-sac at its terminus, the center line of which is described with reference to the deeds of record in Book 4373, page 407 and Book 4983, page 633, as follows:

Beginning at a point in the northwest margin of Hillsboro Road (a 100 foot right-of-way), said beginning point being South 30 deg. 11 min. West a distance of 140.6 feet from a concrete monument at

the southeast corner of Chickering Valley subdivision, of record in Book 2331, page 123; thence from said beginning point, North 72 deg. 27 min. West a distance of 2,210.54 feet to a point of curve to the left; thence along aid curve with a radius of 1,658.9 feet a distance of 299.18 feet to a point of tangency; thence North 82 deg 47 min. West a distance of 295.92 feet to the center of a 50-foot radius cul-de-sac. Said easement shall be deemed to run with the hereinabove described property and any part thereof contiguous to said private road, but said easement shall non-exclusive to the extent that is serves as access for ingress and egress to and from Hillsboro Road and other property contiguous to said private road. Said easement and private road lie upon and across a part of the property conveyed to J. B. Arlt, Jr. and Gentry Hale by deeds of record in Book 3966, page 604 and in Book 3999, page 576, and is the same easement conveyed by deeds of record in Book 4373, page 407 and in Book 4984, page 633.

Tracts I and 2 being the same property conveyed to Rita Rose-Blackburn by deed of record in Book 9568, page 24, said Register's Office. The said Rita Rose-Blackburn has since divorced and is now known as Mirita Johnston Rose.

Tract 3

A tract of land in the City of Forest Hills, Davidson County, Tennessee, and being more particularly described according to a boundary survey by Turner Engineering Co., Inc., dated September 5, 1985, as follows:

Beginning at an old iron pin in concrete, said iron pin being the northwest corner of property conveyed to Henry Pendergrass and wife, Carol D. Pendergrass, by deed of record in Book 5040, page 280, Register's Office for Davidson County, Tennessee; thence North __° 37' 04" West 58.77 feet to a concrete monument; thence North 11°49'06" West .96 feet to a point; thence with an existing fence the following calls and distances: South 87°45'16" East 87.26 feet to a point; thence North 13°50'30" East 9.9 feet to a point; thence North 26°33'29" East 10.03 feet to a point; thence North 37°09'26" East 10.59 feet to a point; thence North 62°38'57" East 9.83 feet to a point; thence South 85°09'12" East 8.43 feet to a point; thence South 55°39'26" East 9.9 feet to a point; thence South 48° 16'10" East 10.07 feet to a point; thence South 33°48'00" East 10.18 feet to a point; thence South 27°19'42" East 10.07 feet to a point; thence South 13°51'46" East 9.89 feet to a point; thence South 9°09'23" East 10.17 feet to a point; thence South 4°50'04" East 9.83 feet to a point; thence South 8°22'38" East 9.70 feet to a point; thence North 88°20'06" East 46.22 feet to a point; thence North 3°46'43" West 9.91 feet to a point; thence South 87°48'10" East 30.56 feet to a point; thence South 83°26'07" East 87.11 feet to a point in the terminus of a private drive; thence with the

margin of said private drive in a southwesterly direction with a curve having a radius of 50 feet and an internal angle of 25° 40'31", a distance of 22.41 feet to an old iron pin; thence North 89°10'20" West 294.98 feet to the point of beginning, containing 13,351 square feet more or less.

Being the same property conveyed to Rita Rose-Blackburn by deed of record in Book 9568, page 21, Register's Office for Davidson County, Tennessee. The said Rita Rose-Blackburn has since divorced and is now known as Mirita Johnston Rose.