Sherard Law

Davidson County DEEDQC
Recvd: 04/25/06 11:17 9 pgs
Fees:47.00 Taxes:0.00
20060425-0047087

Return to:
Gearhiser, Peters, Lockaby, Cavett & Elliott, PLLC
320 McCallie Avenue
Chattanooga, Tennessee 37402

THIS INSTRUMENT PREPARED BY: Gearhiser, Peters, Lockaby, Cavett & Elliott, PLLC, 320 McCallie Avenue, Chattanooga, TN 37402		
NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER: Lakewood R3, LLC (NAME) P.O. Box 2562 (ADDRESS) Cleveland, TN 37320 (CITY) (STATE) (ZIP)	SEND TAX BILLS TO: Same (NAME) (ADDRESS) (CITY) (STATE) (ZIP)	MAP & PARCEL NUMBERS: 53 – 15 / 21 53 – 15 / 3.00 53 – 15 / 3.01 53 – 15 / 2 53 – 15 / 45 53 – 15 / 48

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENT that **LAKEWOOD PARTNERS, LLC,** a Tennessee limited liability company (hereinafter "Grantor"), for an in consideration of Ten Dollars, and other good and valuable consideration which is hereby acknowledged, does hereby quitclaim and convey unto **LAKEWOOD R3, LLC**, a Tennessee limited liability company (hereinafter "Grantee"), any and all interest of Grantor in the real estate more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This deed is intended to correct title to the real estate conveyed herein.

WITNESS my hand on this 13th day of April, 2006.

LAKEWOOD PARTNERS, LLC

By: R. C. White

Name: R. C. White

Its: Chief Manager

STATE OF TENNESSEE)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, R.C. White, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Lakewood Partners, LLC, the within named bargainor, a limited liability company, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Chief Manager.

Witness my hand and official seal at office this 13 day of April, 2006.

My Commission expires:
3-20-10

Lori McPherson
Notary Public

NOTARY PUBLIC
AT LARGE
Lori McPherson
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF HAMILTON

I, or we, hereby swear or affirm that the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on
this the 13 day of April, 2006.

Lori McPherson
Notary Public
My commission expires: 3-20-10

NOTARY PUBLIC
AT LARGE
Lori McPherson
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

EXHIBIT A

TRACT 1:

Map 53-15, Parcel 3.00

Land in Davidson County, Tennessee

Described more precisely as follows:

Beginning at an iron rod at the southeast corner of lot fourteen of Teresa Drive Subdivision, as of Record in Plat Book 3842, Page 82, Register's Office of Davidson County, Tennessee and being the northeast corner of this parcel, formerly described as the western margin of McArthur Drive (non-constructed);

Thence leaving line of Teresa Drive Subdivision, S 05° 01' 47" W 195.82 feet to a point on the northern margin of eighteen foot right-of-way;

Thence with margin of eighteen foot right-of-way, N 86° 26' 32" W 619.87 feet to a point;

Thence leaving said eighteen foot right-of-way, S 88° 37' 25" W 392.28 feet to a point;

Thence, N 02° 51' 22" E 15.00 feet to a point;

Thence, N 77° 29' 48" W 306.13 feet to a point;

Thence, S 80° 19' 58" W 339.29 feet to a point;

Thence, N 21° 11' 29" W 108.76 to an iron rod on the line of Golf Club Place - Phase One (Instrument Number 20000726-0073971 Register's Office of Davidson County, Tennessee);

Thence with line of Golf Club Place, N 04° 20' 25" W 129.55 feet to an iron rod;

Thence continuing with Golf Club Place, N 07° 00' 56" E 17.09 feet to an iron rod at Teresa Drive Subdivision (Plat Book 3842, Page 82, R.O.D.C., TN);

Thence with Teresa Drive Subdivision for the next six calls:

S 86° 41' 37" E 1052.40 feet to an iron rod;

S 02° 44' 23" W 43.99 feet to an iron rod;

S 87° 11' 29" E 325.05 feet to an iron rod;

S 86° 46' 59" E 113.00 feet to an iron rod;

N 01° 59' 01" E 39.32 feet to an iron rod;

and, S 85° 16' 28" E 221.00 feet to the point of beginning;

Containing 7.51 acres, more or less, as surveyed October 17, 2005 by William Thomas Smith of W. T. Smith - Land Surveying, 15065 Lebanon Road, Suite 206, Old Hickory, Tennessee 37138. Phone: (615) 391-5913.

Reference Deed: James R. Ferrell, Deed Book 4125, Page 675, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lakewood Partners, LLC by James R. Ferrell and Dianne C. Ferrell, by deed of record as Instrument No. 20051228-0155144, Register's Office for Davidson County, Tennessee.

TRACT 2:

Map 53-15, Parcel 3.01

Land in Davidson County, Tennessee

Described more precisely as follows:

Beginning at an iron rod on the western margin of McArthur Drive, said point being located 20 feet south of Teresa Drive and being the northwest corner of this parcel;

Thence crossing said McArthur Drive, S 81° 39' 08" E 26.34 feet to an iron rod;

Thence, S 77° 44'11" E 172.66 feet to an iron rod at the northeast corner of this parcel;

Thence, S 12° 57' 41" W 262.30 feet to an iron rod on northern margin of an 18 foot right-of-way, N 87° 22' 45" W 167.00 feet to a point;

Thence leaving said right-of-way, N 05° 01' 47" E 195.82 feet to an iron rod;

Thence, N 08° 20' 52" E 94.42 feet to the point of beginning;

Containing 1.17 acres, more or less, as surveyed October 17, 2005 by William Thomas Smith of W. T. Smith - Land Surveying, 15065 Lebanon Road, Suite 206, Old Hickory, Tennessee 37138. Phone: (615) 391-5913.

Reference Deed: James Ronald Ferrell, Instrument Number 20011129-0130882, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lakewood Partners, LLC by James R. Ferrell and Dianne C. Ferrell by deed of record as Instrument No. 20051228-0155144, Register's Office for Davidson County, Tennessee.

TRACT 3:

Map 53-15, Parcel 21.00

Land in Davidson County, Tennessee being lot one on the plan of Teresa Drive Subdivision, as of Record in Plat Book 3842, Page 82, Register's Office Davidson County, Tennessee.

Described more precisely as follows:

Beginning at an iron rod on the southern margin of Teresa Drive, said point being the northeast corner of lot two and the northwest corner of this lot;

Thence with southern margin of Teresa Drive, S 87° 09' 29" E 110.00 feet to an iron rod;

Thence leaving said road margin, S 01° 42' 03" W 106.57 feet to an iron rod;

Thence, S 01° 59' 01" W 39.32 feet to an iron rod at the southeast corner of this lot;

Thence, N 86° 46'59" W 113.00 feet to an iron rod at the southwest corner of this lot;

Thence, N 02° 57' 19" E 145.12 feet to the point of beginning;

Containing 0.37 acres, more or less, as surveyed October 17, 2005 by William Thomas Smith of W. T. Smith - Land Surveying, 15065 Lebanon Road, Suite 206, Old Hickory, Tennessee 37138. Phone: (615) 391-5913.

Reference Deed: James R. Ferrell, Deed Book 4125, Page 675, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lakewood Partners, LLC by James R. Ferrell and Dianne C. Ferrell by deed of record as Instrument No. 20051228-0155144, Register's Office for Davidson County, Tennessee.

TRACT 4:

Map 53-15, Parcel 2.00 p/o (West)

Land in Davidson County, Tennessee

Described more precisely as follows:

Commencing at a point on the western margin of Ray Avenue at the point on the southern margin of an eighteen foot right-of-way;

Thence with the southern margin of eighteen foot right-of-way for the next three calls,

N 86° 29' 27" W 282.79 feet,

N 86° 23' 52" W 156.53 feet,

and N 86° 04' 28" W 152.83 feet to the point of beginning;

Thence leaving eighteen foot right-of-way, S 18° 57' 25" W 323.18 feet to the State of Tennessee Property;

Thence with the State Property for the next six calls,

N 68° 58' 28" W 311.07 feet to an iron rod;

N 47° 26' 36" W 185.21 feet to an iron rod;

N 76° 13' 51" W 40.49 feet to an iron rod;

N 72° 14' 19" W 40.41 feet to an iron rod;

S 89° 22' 30" W 87.74 feet to an iron rod;

N 86° 30' 04" W 84.43 feet to an iron rod;

Thence leaving State Property line, N 05° 01' 23" W 88.03 feet to a point on the southern margin of an eighteen foot right-of-way;

Thence with margin of eighteen foot right-of-way for the next three calls,

N 88° 37' 25" E 17.24 feet to a point;

S 86° 26' 32" E 619.24 feet to a point;

S 87° 22' 47" E 154.17 feet to the point of beginning;

Containing 3.14 acres, more or less, as surveyed October 17, 2005 by William Thomas Smith of W. T. Smith - Land Surveying, 15065 Lebanon Road, Suite 206, Old Hickory, Tennessee 37138. Phone: (615) 391-5913.

Reference Deed: Glen Edward Alred, Instrument Number 20020726-0090016, Register's Office of Davidson County, Tennessee.

TRACT 5:

Map 53-15, Parcel 45.00

Land in Davidson County, Tennessee

Described more precisely as follows:

Commencing at a point on the western margin of Ray Avenue where it intersects the southern margin of an eighteen foot right-of-way;

Thence, N 86° 29' 27" W 282.79 feet to the point of beginning;

Thence leaving said margin of eighteen foot right-of-way, S 18° 40' 00" W 406.17 feet to the property of the State of Tennessee;

Thence with State Property, N 72° 23' 31" W 150.26 feet to a point;

Thence leaving State Property line, N 18° 31' 28" E 368.26 feet to a point on the southern margin of an eighteen foot right-of-way;

Thence with margin of eighteen foot right-of-way, S 86° 23' 52" E 156.53 feet to the point of beginning;

Containing 1.34 acres, more or less, as surveyed October 17, 2005 by William Thomas Smith of W. T. Smith - Land Surveying, 15065 Lebanon Road, Suite 206, Old Hickory, Tennessee 37138. Phone: (615) 391-5913.

Reference Deed: Milton Wayne and Julia O. Alred, Deed Book 9869, Page 162, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lakewood Partners, LLC by Milton Wayne Alred and Julia O. Alred by deed of record as Instrument No. 20051228-0155146, Register's Office for Davidson County, Tennessee.

TRACT 6:

Map 53-15, Parcel 2.00 p/o (East)

Land in Davidson County, Tennessee

Described more precisely as follows:

Beginning at a point on the western margin of Ray Avenue at the southern margin of an eighteen foot right-of-way;

Thence with margin of Ray Avenue and a curve to the left, delta of 13° 04' 07" radius of 151.44 and a length of 34.54 feet;

Thence leaving said road margin, S 43° 40' 48" W 493.94 feet to an iron rod on the State of Tennessee Property;

Thence with State Property, N 72° 23' 31" W 79.12 feet to a point;

Thence leaving State Property, N 18° 40' 00" E 406.17 feet to a point on the southern margin of an eighteen foot right-of-way;

Thence with margin of eighteen foot right-of-way, S 86° 29' 27" E 282.79 feet to the point of beginning;

Containing 1.85 acres, more or less, as surveyed October 17, 2005 by William Thomas Smith of W. T. Smith - Land Surveying, 15065 Lebanon Road, Suite 206, Old Hickory, Tennessee 37138. Phone: (615) 391-5913.

Reference Deed: Glen Edward Alred, Instrument Number 20020726-0090016, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lakewood Partners, LLC by Glen Edward Alred by deed of record as Instrument No. 20051228-0155145, Register's Office for Davidson County, Tennessee.

TRACT 7:

Map 53-15, Parcel 48.00

Land in Davidson County, Tennessee

Described more precisely as follows:

Commencing at a point on the western margin of Ray Avenue at the southern margin of an eighteen foot right-of-way;

Thence with margin of right-of-way, N 86° 29'27" W 282.79 feet to a point;

Thence, N 86° 23' 52" W 156.53 feet to the point of beginning;

Thence leaving eighteen foot right-of-way, S 18° 31' 28" W 368.26 feet to a point on the State of Tennessee Property;

Thence with State Property, N 68° 58' 28" W 150.48 feet to a point;

Thence leaving State Property, N 18° 57' 25" E 323.18 feet to a point on the southern margin of a eighteen foot right-of-way;

Thence with right-of-way, S 86° 04' 28" E 152.83 feet to the point of beginning ;

Containing 1.18 acres, more or less, as surveyed October 17, 2005 by William Thomas Smith of W. T. Smith - Land Surveying, 15065 Lebanon Road, Suite 206, Old Hickory, Tennessee 37138. Phone: (615) 391-5913.

Reference Deed: Glen R. Alred and Nicole E. Alred, Instrument Number 20020821-101350, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lakewood Partners, LLC by Glen R. Alred and Nicole E. Alred by deed of record as Instrument No. 20051228-0155147, Register's Office for Davidson County, Tennessee.