Davidson County DEEDQC
Recvd: 09/14/06 12:26 3 pgs
Fees:17.00 Taxes:0.00
20060914-0114087

Mail

THIS INSTRUMENT PREPARED BY:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
James T. Redd	same	133-10-1
5313 Murray Lane		
Brentwood, TN 37027		

QUITCLAIM DEED

JAMES T. REDD, AS TO A FIFTY PERCENT (50%) UNDIVIDED INTEREST, JAMES T. REDD, JR., AS TO A TWENTY-FIVE PERCENT (25%) UNDIVIDED INTEREST, AND KIMBERLY C. REDD, AS TO A TWENTY-FIVE PERCENT (25%) UNDIVIDED INTEREST

hereinafter called the GRANTORS, herewith transfer, quitclaim and convey unto

SOUTHWOOD PARTNERSHIP, LLC

hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Tracts Nos. 2 and 3 on the unrecorded map of J.G. Grissim's Wheeler Avenue Addition, being a subdivision of the J.K. Newsom Farm in the 6th Civil District of said County, described according to a copy of a survey thereof made April, 1939, by Blanchard and Parrish, Surveyors, as follows:

Beginning at a point in the easterly margin of Nolensville Road, the southwest corner of Tract No. 2 and the northwest corner of the May land; thence with the north line of the May land, south 89° 33' east, passing the corner of Tract No. 2 at 436 feet, in all 1137.2 feet to a point; thence north 2° 38' east 249.5 feet to a stake, the northeast corner of Tract No. 3 and the southeast corner of a 20-acre tract; thence north 87° west, along the south line of said 20-acre tract, 709 feet to a stake; thence south 87° west, passing the corner of Tract No. 2, at 20 feet, in all 638 feet to the easterly margin of the Nolensville Road; thence with the same, south 28° 55' east 74 feet; south 30° 15' east 100 feet; south 32° east 100 feet; south 34° 12' east 100 feet to the beginning, containing 8.2 acres, more or less.

Included in the above description, but excluded therefrom, a tract of 4.31 acres, more or less, conveyed to Henry Hudson and Carson C. Driver, Jr., d/b/a Hudson & Driver Construction Co. by deed from W. A. Marks and wife, of record in Book 2695, page 562, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James T. Redd by deed from James T. Redd and the Estate of Carl P. Gardner d/b/a Gardner/Redd Partnership as to a one-fourth (1/4) undivided interest of record in Instrument No. 20040803-0092639.

Being the same property conveyed to James T. Redd, Jr. by deed from Marilyn Gardner as to a one-fourth (1/4) undivided interest of record in Instrument No. 20041028-0129728.

Being the same property conveyed to Kimberly Redd by deed from James T. Redd and the Estate of Carl P. Gardner d/b/a Gardner/Redd Partnership as to a one-fourth (1/4) undivided interest of record in Instrument No. 20040803-0092640.

Being the same property conveyed to James T. Redd by deed from Marilyn Gardner as to a one-fourth (1/4) undivided interest of record in Instrument No. 20041028-0129727.

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

WITNESS our hands this 17th day of July, 2006.

JAMES T. REDD,
AS TO A FIFTY-PERCENT
(50%) UNDIVIDED INTEREST

JAMES T. REDD, JR.,
AS TO A TWENTY-FIVE
(25%) UNDIVIDED INTEREST

KIMBERLY C. REDD,
AS TO A TWENTY-FIVE
(25%) UNDIVIDED INTEREST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimberly C. Redd, with whom I am personally acquainted, the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 17th day of July, 2006.

NOTARY PUBLIC

GAIL PIGG
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My commission expires: May 24, 2008.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James T. Redd and James T. Redd, Jr., with whom I am personally acquainted, the within named bargainors, and that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 17th day of July, 2006.

NOTARY PUBLIC

GAIL PIGG
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My commission expires: May 24, 2008.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $0.00.

Kimberly C Rede

Sworn to and subscribed before me this 17 day of July, 2006.

Gail Bigg

NOTARY PUBLIC

GAIL BIGG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission expires: May 24, 2008.

BK/PG:3983/800-802

06035464

QUITCLAIM DEED	
07/21/2006	08:30 AM
BATCH	77683
MTG TAX	0.00
TRN TAX	0.00
REC FEE	15.00
DP FEE	2.00
REG FEE	0.00
TOTAL	17.00

STATE of TENNESSEE, WILLIAMSON COUNTY

SADIE WADE

REGISTER OF DEEDS