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Davidson County DEEDQC
Recvd: 12/07/06 11:50 4 pgs
Fees:22.00 Taxes:0.00

20061207-0151627

THIS INSTRUMENT PREPARED BY: **Marcy S. Hardee** **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 $NONE. Affiant Subscribed and sworn to before me, this 29th day of November, 2006. Notary Public My Commission Expires: 1-12-07

IVA J. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

Address New Owner As Follows: Mill Creek Phase I, LLC 611 Commerce Street, Suite 2602 Nashville, TN 37203	Send Tax Bills To: SAME	Map-Parcel Number: Part of 162 00 0 283.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **BLUE DOG INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **MILL CREEK PHASE I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, all right, title and interest of the Grantors in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

See Exhibit "A" attached hereto.

This is improved property known as 1307 Bell Road, Antioch, TN.

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

WITNESS our hands this 29th day of November, 2006.

BLUE DOG INVESTMENTS,

a Tennessee general partnership

K. McCreight

By: Kelly McCreight, General Partner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KELLY MCCREIGHT,** 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 of the **GENERAL PARTNER** 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 29th day of November, 2006.

Iva J. Parker

Notary Public

My Commission Expires: 1-12-09

IVA J. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

EXHIBIT "A"

Being Lot 6, of the Re-subdivision of the Re-subdivision of Lot 2, Mill Creek Village, as recorded in instrument number 20061003-0122289, Register's Office of Davidson County, Tennessee, located in the 32nd Councilmanic District of Davidson County, Tennessee and being more particularly described as follows:

Beginning on the northern right-of-way of Bell Road, at the southeast corner of Lot 4, Resubdivision of Lot 2, Mill Creek Village (hereafter referred to as "Lot 4"), as recorded in Instrument # 20040122-0008739, Register's Office for Davidson County; said corner being a 5/8" rebar, with Littlejohn cap, found and the TRUE POINT OF BEGINNING of the herein described tract.

Thence, leaving Bell Road, the following calls with said Lot 4: North 15 Degrees 50 Minutes 32 Seconds East a distance of 258.32 feet to a 5/8" rebar, with Littlejohn cap, found; Thence North 74 Degrees 10 Minutes 27 Seconds West, a distance of 218.90 feet to a punch mark in concrete found; Thence South 15 Degrees 50 Minutes 40 Seconds West, a distance of 258.59 feet to a mag nail found on the northern right-of-way of Bell Road at the southwest corner of said Lot 4; Thence, with the northern right-of-way of Bell Road, North 74 Degrees 09 Minutes 04 Seconds West, a distance of 42.00 feet to a 5/8" rebar, with cap, set by this survey at the southeast corner of Lot 5, Resubdivision of Lot 2, Mill Creek Village (hereafter referred to as "Lot 5"), as recorded in Instrument # 20040122-0008739, Register's Office for Davidson County; Thence, leaving Bell Road, the following calls with said Lot 5: North 15 Degrees 26 Minutes 20 Seconds East, a distance of 45.00 feet to a mag nail set by this survey; Thence North 74 Degrees 09 Minutes 04 Seconds West, a distance of 10.00 feet to a mag nail set by this survey; Thence North 15 Degrees 26 Minutes 20 Seconds East, a distance of 15.00 feet to a mag nail set by this survey; Thence South 74 Degrees 09 Minutes 04 Seconds East, a distance of 10.00 feet to a mag nail set by this survey; Thence North 15 Degrees 26 Minutes 20 Seconds East a distance of 161.12 feet to a 5/8" rebar, with cap, set by this survey; Thence North 74 Degrees 26 Minutes 16 Seconds West, a distance of 141.56 feet to a 5/8" rebar with cap stamped Gresham, Smith and Partners (GS&P) found; Thence, with the easterly boundary of Lot 2 of the Resubdivision of the Resubdivision of Lot 2, Mill Creek Village, as recorded in Instrument # 20061003-0122289, R.O.D.C., the following four calls: North 16 Degrees 03 Minutes 35 Seconds East, a distance of 168.65 feet to a 5/8" rebar with cap stamped Gresham, Smith and Partners (GS&P) found; Thence, South 73Degrees 58 Minutes 25 Seconds East, a distance of 59.69 feet to a 5/8" rebar with cap stamped Gresham, Smith and Partners (GS&P) found; Thence, North 15 Degrees 48 Minutes 00 Seconds East, a distance of 114.30 feet to a 5/8" rebar with cap stamped Gresham, Smith and Partners (GS&P) found; Thence South 83 Degrees 40 Minutes 07 Seconds East, a distance of 75.86 feet to a 5/8" rebar, with Littlejohn cap at the southwest corner of the Charles B. Thomas Property of record in Deed Book 4324, Page 457, R.O.D.C.; Thence, with the southerly boundary of said Thomas property, South 83 Degrees 40 Minutes 07 Seconds East a distance of 118.80 feet to a 5/8" rebar, with Littlejohn cap, found; Thence South 78 Degrees 53 Minutes 22 Seconds East, a distance of 217.50 feet to the western right-of-way of Blue Hole Road, marked by a 5/8" rebar, with Littlejohn cap, found, being the southeast corner of said Morrow property; Thence, the following calls with the western right-of-way of Blue Hole Road: South 18 Degrees 37 Minutes 26 Seconds West, a distance of 246.89 feet to a mag nail found; Thence South 21 Degrees 16 Minutes 11 Seconds West, a distance of 157.14 feet to a 5/8" rebar, with Littlejohn cap, found; Thence South 21 Degrees 42 Minutes 47 Seconds West a distance of 124.00 feet to a 5/8" rebar, with Littlejohn cap, found near the intersection of Blue Hole Road and Bell Road; Thence along an arc 39.60 feet to the right, having a radius of 30.00 feet, the chord of which is South 59 Degrees 35 Minutes 49 Seconds West for a distance of 36.79 to the TRUE POINT OF BEGINNING, containing 3.29 acres or 143,307 square feet, more or less, according to a survey by Jim Jeffers, TN RLS #1270, of Gresham Smith and Partners, dated _____, 2006, Project No. 25055.10.

Being part of the same property conveyed to Blue Dog Investments, a Tennessee general partnership, by deed from Mill Creek Associates, G. P., a Georgia general partnership, of record as Instrument No. 20051123-0141957, Register's Office for Davidson County, Tennessee.

EXHIBIT "A"
CONTINUED

Parcel 2:

Appurtenant easement for reasonable access, ingress and egress, over all paved driveways, roadways and walkways as described and created for the use and benefit of Parcel 1 in that certain Declaration of Easements, Covenants, Conditions and Restrictions of record as Instrument No. 20011116-0125963, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Declaration of Easements, Covenants, Conditions and Restrictions of record as Instrument No. 20020322-0035168, Register's Office for Davidson County, Tennessee, over and across those common areas of the following described property as shown on Exhibit "A" attached hereto.

Parcel 3:

Appurtenant easement for drainage of storm water runoff from Parcel 1 as granted in that certain Declaration of Drainage Easement of record as Instrument No. 20011116-0125961, Register's Office for Davidson County, over and across Parcel 120, as shown on Tax Map 162, Assessor's Office for Davidson County, Tennessee.