Davidson County DEEDQC
Recvd: 01/10/07 15:35 3 pgs
Fees:17.00 Taxes:0.00
20070110-0004333

QUITCLAIM DEED

This instrument made and entered into on this the 5th day of January 2007, by and between **THE BLUFF'S OF OLD HICKORY, A TENNESSEE CORPORATION,** Party of the First Part, and **HICKORY HILL PROPERTIES, INC., A TENNESSEE CORPORATION,** Party of the Second Part,

WITNESSETH

That for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, the Party of the First Part conveys and quitclaims unto the Party of the Second Part, all of its right, title and interest in and to the following described real estate, to-wit:

Being a tract of land located in Nashville, Davidson County, Tennessee, more particularly described by a metes and bounds description provided by Steven D. Delle, of Dale and Associates, Inc., 516 Heather Place, Nashville, TN 37204, Tennessee RLS # 1710, as follows:

Beginning at an iron rod situated in the westerly margin of Old Hickory Boulevard, said point **also being the southeast corner of the Spencer-** Northcutt Properties of record in Book 7639, page 559, RODCo., TN.

Thence, along said road, along a curve to the left, having a central angle of 03 degrees 16 minutes 06 seconds, a radius of 1140.00 feet, a tangent of 32.52 feet, a length of 65.03 feet and having a chord which bears S 45 degrees 27 minutes 47 seconds E, a distance of 65.02 feet to an iron rod;
Thence, along said road, S 47 degrees 05 minutes 50 seconds E, a distance of 400.74 feet to an iron rod; thence, along said road, along a curve to the right, having a central angle of 09 degrees 37 minutes 22 seconds, a radius of 1392.39 feet, a tangent of 117.20 feet, a length of 233.85 feet, and having a chord which bears S 42 degrees 17 minutes 09 seconds E, a distance of 233.58 feet to an iron rod;
Thence, along said road, S 52 degrees 31 minutes 32 seconds W, a distance of 5.00 feet to an iron rod;
Thence, along said road, along a curve to the right, having a central angle of 01 degrees 55 minutes 44 seconds, a radius of 1387.39 feet, a tangent of 23.36 feet, a length 46.71 feet, and having a chord which bears S 36 degrees 30 minutes 28 seconds E, a distance of 46.71 feet to an iron rod;
Thence leaving said road, S 39 degrees 19 minutes 22 seconds W, a distance of 302.87 feet to an iron rod;
Thence, S 58 degrees 28 minutes 39 seconds W, a distance of 99.44 feet to an iron rod;
Thence, S 60 degrees 13 minutes 39 seconds W, a distance of 369.38 feet to an iron rod;
Thence, S 09 degrees 50 minutes 07 seconds W, a distance of 540.34 feet to an iron rod;
Thence, N 81 degrees 53 minutes 29 seconds W, a distance of 803.40 feet to an iron rod;
Thence, S 21 degrees 49 minutes 00 seconds W, a distance of 116.96 feet to an iron rod
Thence, N 79 degrees 50 minutes 41 seconds W, a distance of 92.06 feet to an iron rod;
Thence, N 81 degrees 21 minutes 26 seconds W, a distance of 1403.20 feet to an iron rod;
Thence, N 63 degrees 35 minutes 02 seconds E, a distance of 199.07 feet to an iron rod;
Thence, N 56 degrees 20 minutes 22 seconds E, a distance of 240.00 feet to an iron rod;
Thence, N 49 degrees 28 minutes 56 seconds E, a distance of 199.66 feet to an iron rod;
Thence, N 30 degrees 29 minutes 47 seconds E, a distance of 260.09 feet to an iron rod;
Thence, N 59 degrees 13 minutes 21 seconds W, a distance of 150.00 feet to an iron rod;

LAW OFFICES OF
BOSTON, HOLT SOCKWELL, PLLC
235 WATERLOO STREET
P.O. BOX 357
LAWRENCEBURG, TN
38464-0357

Thence, S 68 degrees 30 minutes 06 seconds W a distance of 49.82 feet to an iron rod situated in the northerly margin of Holt Valley Road;
Thence, along said road, along a curve to the left, having a central angle of 57 degrees 23 minutes 18 seconds, a radius of 50.00 feet, a tangent of 27.37 feet, a length of 50.08 feet and having a chord which bears N 49 degrees 29 minutes 03 seconds W, a distance of 48.01 feet to an iron rod;
Thence, leaving said road, N 55 degrees 05 minutes 57 seconds E, a distance of 101.39 feet to an iron rod;
Thence, S 88 degrees 34 minutes 30 seconds E a distance of 125.57 feet to an iron rod;
Thence, N 64 degrees 50 minutes 51 seconds E a distance of 84.20 feet to an iron rod;
Thence, N 71 degrees 21 minutes 13 seconds E, a distance of 111.21 feet to an iron rod;
Thence, N87 degrees 29 minutes 21 seconds E, a distance of 145.18 feet to an iron rod;
Thence, S 75 degrees 44 minutes 33 seconds E, a distance of 153.38 feet to an iron rod;
Thence, S 53 degrees 46 minutes 28 seconds E, a distance of 65.96 feet to an iron rod;
Thence, S 84 degrees 28 minutes 34 seconds E, a distance of 115.19 feet to an iron rod;
Thence, N 87 degrees 00 minutes 39 seconds E, a distance of 138.41 feet to an iron rod;
Thence, S 81 degrees 24 minutes 41 seconds E, a distance of 145.53 feet to an iron rod;
Thence, S 55 degrees 07 minutes 53 seconds E, a distance of 143.75 feet to an iron rod;
Thence, N 17 degrees 22 minutes 03 seconds E, a distance of 798.69 feet to an iron rod;
Thence, S 77 degrees 49 minutes 07 seconds E, a distance of 505.53 feet to an iron rod;
Thence N 56 degrees 48 minutes 05 seconds E, a distance of 60.85 feet to the point of beginning and containing 56.161 acres of land.

LESS AND EXCEPT THE FOLLOWING PROPERTY WHICH IS EXCLUDED FORM THIS CONVEYANCE:

Beginning at an iron rod situated in the westerly margin of Old Old Hickory Boulevard, said point also being the southeast corner of the Spencer- Northcutt Properties of record in Book 7639, page 559, RODCo., TN

Thence, along said road, along a curve to the left, having a central angle of 03 degrees 16 minutes 06 seconds, a radius of 1140.00 feet, a tangent of 32.52 feet, a length of 65.03 and having a chord which bears S 45 degrees 27 minutes 47 seconds E, a distance of 65.02 feet to an iron rod;
Thence, S 47 degrees 05 minutes 50 seconds E, a distance of 37.56 feet to an iron rod;
Thence, S 56 degrees 48 minutes 05 seconds W, a distance of 125.49 feet to a point;
Thence, N 77 degrees 49 minutes 07 seconds W, a distance of 223.75 feet to a point;
Thence, S 15 degrees 01 minutes 12 seconds W, a distance of 207.14 feet to a point;
Thence, S 23 degrees 31 minutes 05 seconds W, a distance of 264.24 feet to a point;
Thence, S 12 degrees 50 minutes 01 seconds W, a distance of 111.77 feet to a point;
Thence, S 25 degrees 04 minutes 39 seconds E, a distance of 85.06 feet to a point;
Thence, S 32 degrees 45 minutes 59 seconds E, a distance of 56.32 feet to a point;
Thence, S 15 degrees 21 minutes 21 seconds W, a distance of 99.28 feet to a point;
Thence, S 48 degrees 56 minutes 14 seconds W, a distance of 78.53 feet to a point;
Thence, S 31 degrees 55 minutes 54 seconds W, a distance of 55.57 feet to a point;
Thence, S 81 degrees 58 minutes 41 seconds W, a distance of 120.25 feet to a point;
Thence, N 02 degrees 49 minutes 16 seconds W, a distance of 87.96 feet to a point;
Thence, N 18 degrees 11 minutes 34 seconds E, a distance of 142.89 feet to a point;
Thence, N 55 degrees 55 minutes 45 seconds W a distance of 251.28 feet to a point;
Thence, N17 degrees 22 minutes 03 seconds E, a distance of 721.54 feet to an iron rod;
Thence, S 77 degrees 49 minutes 07 seconds E, a distance of 505.53 feet to an iron rod;
Thence, N 56 degrees 48 minutes 05 seconds E, a distance of 60.85 feet to the point of beginning and containing 325,157.908 square feet or 7.465 acres of land.

This being the same property conveyed to The Bluff's of Old Hickory, Inc. by Deed of record as instrument number 200508190099184, Register's Office of Davidson Co, TN.

IN TESTIMONY WHEREOF, the Party of the First Part have hereunto set their signatures, this the day and date first above written.

LAW OFFICES OF
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Witness my hand this the 5th day of Jan, 2007.

THE BLUFF'S OF OLD HICKORY

By: _____
JAMES R. STORY, III, PRESIDENT

STATE OF TENNESSEE
COUNTY OF LAWRENCE

Before me, Charles W. Holt, Jr., personally appeared **JAMES R. STORY, III**, with whom I am personally acquainted (or proven by satisfactory evidence to be) and who, upon oath, acknowledged himself to be the PRESIDENT of THE BLUFF'S OF OLD HICKORY the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainor by himself as said officer.

Witness my hand and official seal at Lawrenceburg, Tennessee, this the 5th day of Jan, 2007.

_____
NOTARY PUBLIC

CHARLES W. HOLT JR. NOTARY PUBLIC AT LARGE LAWRENCE COUNTY, TENN.

My Commission Expires: 2-4-07
(SEAL)

STATE OF TENNESSEE
COUNTY OF LAWRENCE

I, or we, hereby swear or affirm that the actual consideration for this transfer is **$-1.00- Quitclaim**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 10 DAY OF Jan 20 07
Deputy Register

Subscribed and sworn to before me this the _____

_____
NOTARY PUBLIC

My Commission Expires:
(SEAL)

New Owner &
SEND TAX BILLS:
Robert Dalley
P.O. Box 114
Lawrenceburg TN
38464

Prepared By
Charles W. Holt
P.O. Box 357
Lawrenceburg TN
38464

Map - 128
Parcel - 44

Map - 128
Parcel - 71

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