Davidson County DEEDQC
Recvd: 02/08/07 08:37 11 p
Fees:58.00 Taxes:370.00
20070208-0016423

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Ezell Holdings, LLC Post Office Box 290 Mobile, Alabama 36601	62/61 108-1/38 183/44 161-12/16 134-10/2	Ezell Holdings, LLC Post Office Box 290 Mobile, Alabama 36601
This instrument prepared by: James F. Watkins Post Office Box 290 Mobile, Alabama 36601		

QUITCLAIM DEED

WHEREAS, Nathaniel P. Harris, Jr., as Trustee of the Ezell Children's Trust, under Trust Agreement dated December 30, 1976 (the "Trustee") is the owner of the real property herein described; and

WHEREAS, the Trustee, in his discretion and pursuant to the terms of the Trust Agreement, has determined to distribute the assets of the Ezell Children's Trust (the "Trust") to the beneficiaries of the Trust being Elissa E. Watkins (formerly Elissa E. Ezell), a married woman, William C. Ezell, a single man, and Jeffrey C. Ezell, a single man (collectively the "Beneficiaries"), and to terminate the Trust; and

WHEREAS, the Beneficiaries desire that title to the herein described real property be held by EZELL HOLDINGS, LLC, an Alabama limited liability company, which the Beneficiaries own in equal parts.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT, FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Trustee and the Beneficiaries (hereinafter referred to collectively as the "Grantors"), have bargained and sold, and by these presents do transfer and convey to EZELL HOLDINGS, LLC, an Alabama limited liability company (the "Grantee"), Grantee's successors and assigns, certain parcels of land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"), and subject to the encumbrances of title and reservations by Grantor as set forth on said Exhibit A;

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's successors and assigns, in fee simple forever.

T.A.I.

IN WITNESS WHEREOF, the Grantors, have executed this Deed on the day and date set forth in his or her respective acknowledgment.

NATHANIEL P. HARRIS, JR., as Trustee of the Ezell Children's Trust u/a dated December 30, 1976

ELISSA E. WATKINS f/k/a Elissa E. Ezell

WILLIAM C. EZELL

JEFFREY C. EZELL

STATE OF ALABAMA
COUNTY OF MOBILE

On this 26th day of December, 2006, before me personally appeared ELISSA E. WATKINS, f/k/a Elissa E. Ezell, a married woman, WILLIAM C. EZELL, a single man, and JEFFREY C. EZELL, a single man, to me known or proven to me on the basis of satisfactory evidence to be the persons described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free and voluntary act and deed for the purposes therein contained and expressed

WITNESS MY HAND and Notarial Seal at Office in the City of Mobile, State of Alabama this 26 day of December, 2006.

JAMES F. WATKINS NOTARY PUBLIC STATE AT LARGE

NOTARY PUBLIC

My Commission Expires: 4/18/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Estell Irene Kennedy a Notary Public of said County and State, personally appeared Nathaniel P. Harris, Jr., with whom I am personnaly acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Ezell Children's Trust (U/T/A dated December 30, 1976), one of the within named bargainors, and that he as such Trustee executed the foregoing instrument for the purposes there in contained, by signing the name of the Trust by himself as the Trustee.

WITNESS MY HAND and Notarial Seal at Office, this 21 day of December, 2006.

Estell Irene Kennedy
Notary Public

My Commission expires: October 27, 2010



My Commission Expires October 27, 2010

Exhibit A To Quitclaim Deed

Parcel I (Unit 834)

That certain parcel of land in the Third Civil District of the County of Davidson, State of Tennessee, described according to the survey of R. L. Spears & Co., dated December 3, 1991, as follows:

> Beginning at an iron rod on the northeasterly right-of-way line of McGavock Pike, said point also being the easterly right-of-way of Pennington Bend Road; thence leaving the right of way of McGavock Pike with the right of way of Pennington Bend Road, being a curve to the left having a radius of 598.69 feet, and in general northerly direction 147.45 feet to a iron rod; thence leaving said right of way, South 86 degrees, 00 minutes, 00 seconds East, 48.28 feet to an iron rod; thence South 10 degrees, 36 minutes, 22 seconds East 319.07 feet to an iron rod on the northeasterly right-of-way line of McGavock Pike; thence with said right of way, being a curve to the left having a radius of 985.37 feet, and in a general northwesterly direction 238.57 feet to the point of beginning.

LESS AND EXCEPT the following described property:

> Beginning at a point in the existing east margin of Pennington Bend Road, said point being 18.81 feet right of Pennington Bend Road proposed centerline station 0+55; thence with the proposed north margin of said road South 57 degrees, 37 minutes, 25 seconds east 9.182 feet to a point, said point being 28.00 feet right of Pennington Bend Road proposed centerlin station 0+55; tehcne with the proposed east margin of said road South 03 degrees, 55 minutes, 20 seconds East 35.70 feet to a point; thence with the proposed northeast margin of McGavock Pike having a 989.93 foot radius curve right and southeasterly to a point, said point being 35.00 feet left of McGavock Pike proposed centerline station 32+74; thence at a right angle southwesterly 8.45 feet to a point; thence with the existing northeast margin of McGavock Pike with a curve to the left and northwesterly 230 feet, more or less to a point; thence with said existing east margin of Pennington Bend Road northeasterly 27 feet, more or less to the point of beginning and containing 1,314 square feet and being part of the same property conveyed by Chevron USA, Inc. to Harris & Ezell Equipment Company as of record in Books 8535 and 8553, pages 182 and 197, respectively, Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to Nathaniel P. Harris, Jr., as Trustee of the Ezell Childrens's Trust by deed from Harris & Ezell Equipment Company, recorded in Instrument No. 200111270129379, Register's Office for Davidson County, Tennessee.

Parcel II (Unit 843)

A tract of land situated and lying in the Third Civil District of Davidson County, Tennessee, bound and described as follows, to-wit:

> Beginning at an iron pin situated on the easterly margin of Claridge Drive, said iron pin being 117 feet south of the intersection of Claridge Drive and Shacklett Drive; thence leaving said road, North 74° 50' 2" East, a distance of 141.21 feet to an iron pin; thence North 86° 56' 42" East, a distance of 41.77 feet to an iron pin; thence around a curve to the left having a central angle of 3° 40' 48", a radius of 1,722.71 feet, a tangent of 55.34 feet, for a total length of 110.65 feet, said curve having a chord bearing of South 2° 47' 4" East, for a distance of 110.63 feet; thence, South 87° 26' 00" West. a distance of 171.24 feet to an iron pin on the easterly margin of Claridge Drive; thence, along said easterly margin of Claridge Drive, around a curve to the left, having a central angle of 9° 25' 43", a radius of 486.40 feet, a tangent of 40.11 feet for a total length of 80.04 feet, said curve having a chord bearing North 8° 51' 20" West, a distance of 79.95 feet to the point of beginning and containing 0.395 acres of land, more or less. Described according to a survey prepared by Alan R. Trumbow, Registered Land Surveyor No. 1127, by survey dated September 20, 1991.

Together with covenants, as set forth in instrument of record in Book 8545, page 774, said Register's Office.

Being the same property conveyed to Nathaniel P. Harris, Jr., as Trustee of the Ezell Children's Trust by deed from Harris & Ezell Equipment Company, of record at Instrument No. 200111270129379, Register's Office for Davidson County, Tennessee.

PARCEL III (Unit 906)

Land in Davidson County, Tennessee being described as follows:

> Lot 1 and Lot 2 on The Resubdivision of Lot 2 Milmarnet Subdivision as shown on plat of record in Book 7900, page 497, Register's Office of Davidson County, Tennessee.
>
> **LESS AND EXCEPT** the following described properties:
>
> Tract 1
>
> Parcel 1- Beginning at the point of the intersection of the existing northeast margin of I-24 and the south boundary of the Rose Management Partnership

property; thence with said boundary north 10 degrees, 58 minutes, 49 seconds east 40.43 feet to a point; thence with the proposed northwest margin of said road south 40 degrees, 37 minutes, 56 seconds east 89.62 feet to a point, said point being 28.55 feet right of the I-24 Ramp "H" proposed denterline station 2+45.67; thence with the existing north margin of said road westerly 45 feet, more or less to a point, said point being 150.20 feet left of I-24 proposed centerline station 586+64.95; thence with said existing northwest margin northwesterly 32 feet, more or less to the point of beginning.

Parcel 2 - Beginning at the point of intersection of the existing north margin of I-24 and the existing west margin of S.R. 171, said point of intersection being 91.63 feet right of S.R. 171 proposed centerline station 27+95.37; thence with said existing north margin westerly 28 feet, more or less to a point; thence with the proposed north margin of I-24 north 62 degrees, 02 minutes, 29 seconds east 47.11 feet to a point; thence with said existing west margin southerly 28 feet, more or less to the point of beginning.

Parcels 1 and 2 combined contain 2,266 square feet and are part of the same property conveyed by Treetop Enterprises, Inc. to Harris & Ezell Equipment Company as of record in Book 8533, page 707, Register's Office of Davidson County, Tennessee.

Tract 2:

Being that certain parcel of land situated in the 31st Councilmanic District of Davidson County, Tennessee. Said parcel of land being described as follows:

Commencing at a point in the northerly right-of-way margin of Interstate I-24 and its intersection with the westerly right-of-way margin of Old Hickory Blvd., thence with the northerly margin of Interstate 24, north 84 degrees, 47 minutes, 17 seconds west a distance of 141.44 feet to the point of beginning; Thence leaving said right-of-way margin north 41 degrees, 54 minutes, 29 seconds west a distance of 32. 68 feet to a point; thence north 10 degrees, 58 minutes, 59 seconds east a distance of 273.65 feet to a point; thence south 83 degrees, 5 minutes, 3 seconds east a distance of 200.01 feet to a point located in the westerly right-of-way margin of Old Hickory Blvd.; thence with said right-of-way margin, south 11 degrees, 13 minutes, 0 seconds west a distance of 115.32 feet to a point; thence leaving said right-of-way margin, north 83 degrees, 5 minutes, 3 seconds west a distance of 40.35 feet to a point; thence south 6 degrees, 54 minutes, 57 seconds west a distance of 15.0 feet to a point; thence north 83 degrees, 5 minutes, 3 seconds west a distance of 84.0 feet to a point; thence north 6 degrees, 54 minutes, 57 seconds east a distance of 15.0 feet to a point; thence north 83 degrees, 5 minutes, 3 seconds west a distance of 70.17 feet to a point; thence south 10

degrees, 58 minutes, 39 seconds west a distance of 156.23 feet to a point; thence south 41 degrees, 54 minutes, 29 seconds east a distance of 25.19 feet to a point; thence north 48 degrees, 5 minutes, 31 seconds east a distance of 27.0 feet to a point; thence south 41 degrees, 54 minutes, 29 seconds east a distance of 5.0 feet to a point; thence south 48 degrees, 5 minutes, 31 seconds west a distance of 32.0 feet to a point; thence south 41 degrees, 54 minutes, 29 seconds east a distance of 5.0 feet to a point; thence south 48 degrees, 5 minutes, 31 seconds west a distance of 32.00 feet to the point of beginning and containing 0.58 acres, more or less.

Being a part of the same property conveyed to Nathaniel P. Harris Jr., Trustee of the Ezell Children's Trust, a Tennessee trust, by Deed from Harris & Ezell Equipment Company of record in Instrument No. 200111270129379, Register's Office for Davidson County, Tennessee.

PARCEL IV (Unit 940)

A certain tract or parcel of land described according to survey of Allen R. Trumbo, Tennessee Registered Land Surveyor #1127, dated May 5, 1993 as follows:

BEGINNING at an iron rod situated on the South margin of Old Hickory Boulevard, said point being 425.50 feet, more or less, East of the East margin of Nolensville Road; thence, along the South margin of Old Hickory Boulevard, North 84 degrees, 27 minutes, 14 seconds East, a distance of 115.00 feet to an iron rod; being the northwest corner of the James Freeman, Trustee, property of record in Book 6391, page 851, Register's Office for Davidson County, Tennessee; thence, leaving said road along Freeman's West line, South 4 degrees, 59 minutes, 39 seconds East, a distance of 252.89 feet to an iron rod; thence South 85 degrees, 0 minutes, 21 seconds West a distance of 135.00 feet to an iron rod; thence North 4 degrees, 59 minutes, 39 seconds West, a distance of 176.78 feet to an iron rod; thence North 85 degrees, 00 seconds, 21 minutes East, a distance of 20 feet to an iron rod; thence North 4 degrees, 59 minutes, 39 seconds West, a distance of 75.00 feet to the point of beginning and containing 0.75 acres of land, more or less.

Being the same property conveyed to Nathaniel P. Harris, Jr., Trustee of the Ezell Children's Trust, a Tennessee trust, by Deed from Harris & Ezell Equipment Company of record in Instrument No. 200111270129379, Register's Office for Davidson County, Tennessee.

TOGETHER WITH the easements and other rights granted pursuant to Reciprocal Easement Maintenance and Use Restrictions Agreement recorded in Book 8223, page 934, as amended by instrument of record in Book 8360, page 633, and as amended by instrument of record in Book 9030, page 693, said Register's Office.

TOGETHER WITH, the easements and other rights granted pursuant to Amendment and Change of an Ingress-Egress applicable to Lot 2-1 and 2-3 Revision of Lot 2, Handy City Commercial Area of record in Book 8871, page 541, as corrected in Book 9030, page 693, said Register's Office.

PARCEL V (Unit 1095)

Tract 1:

Land lying in Davidson County, Tennessee, being Tract A, Lot No. 2, on the Plan of Taco Bell Subdivision Two, as shown on plat of record in Plat Book 7900, page 448, in the Register's Office of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin in the northerly right of way of Harding Place, said iron pin being 205 feet, more or less, in a westerly direction from the intersection of the westerly right of way of Antioch Pike with the northerly right of way of Harding Place; thence, with said right of way of Harding Place, along a curve to the right having a radius of 1,095.69 feet and a central angle of 03° 54'26' for a length of 74.72 feet to an iron pin; thence leaving said right of way of Harding Place, North 22°43'55" West, 220.77 feet to an iron pin; thence, North 62°17'35" East 57.93 feet to an iron pin; thence South 32°56'34" East, 164.91 feet to an iron pin; thence with a curve to the left having a radius of 15.50 feet and a central angle of 93°17'14" for a length of 25.24 feet to an iron pin; thence South 32°56'34" East, 27.16 feet to an iron pin; thence, with a curve to the right having a central angle of 48°22'42" and a radius of 20.00 feet for a distance of 16.89 feet to the point of beginning, containing 0.38 acres (16,392 sq. ft.) more or less.

Tract 2:

Land lying in Davidson County, Tennessee being more particularly described as follows:

Beginning at a concrete monument, said monument being at the northeasterly corner of Lot No. 4 of the Taco Bell Subdivision Two of record in Plat Book 7900, page 448, Register's Office for Davidson County, Tennessee, said monument also being in the westerly margin of Antioch Pike; thence, with said margin of Antioch Pike, South 32°56'34" East, 50.00 feet to an iron pin; thence, leaving said margin of Antioch Pike, South 57°03'26" West, 199.28 feet to an iron pin; thence along a curve to the left with a central angle of 77°41'54", and a radius of 30.00 feet, a distance of 40.69 feet to an iron pin; thence South 20°38'28" East, 197.34 feet to an iron pin; thence, South 62°17'35" West, 39.98 feet to an iron pin; thence, South 88°44'35" West, 92.68 feet to an iron pin; North 00°34'48" East,

206.37 feet to an iron pin; thence North 03°12'08" East 64.30 feet to an iron pin; thence, North 65°23'21" East, 68.14 feet to a concrete monument; thence North 57°03'26" East, 170.00 feet to the point of beginning, containing 33,215 square feet (0.763 acres) more or less.

TOGETHER WITH the following Non-Exclusive Easement:

To find the point of beginning commence at the intersection of the southwesterly right-of-way of Antioch Pike having a 50 foot right-of-way and the northerly right-of-way of Harding Place having a 100 foot right-of-way if both right-of-ways were extended to form an angle instead of a miter; thence North 32°56'24" West 47.61 feet to an iron pin set on the southwesterly right-of-way of Antioch Pike; thence along the southwesterly right-of-way of Antioch Pike North 32°56'34" West 419.07 feet to the point of beginning; thence South 57°03'27" West 204.29 feet to a point; thence following the arc of a curve to the left 40.68 feet to a point, said curvature having a chord bearing and distance of South 18°12'29" West 37.64 feet and having a radius of 30.00 feet; thence South 20°36'28" East 197.34 feet to a point, thence South 62°17'35" West 30.23 feet to a point; thence North 20°38'28" West 201.06 feet to a point; thence following the arc of a curve to the right 81.37 feet to a point, said curvature having a chord bearing and distance of North 18°12'29" East 75.27 feet and having a radius of 60.00 feet; thence North 57°03'27" East 204.29 feet to a point on the southwesterly right-of-way of Antioch Pike; thence along said southwesterly right-of-way of Antioch Pike South 32°56'34" East 30.00 feet to the point of beginning.

Tract 3 (Ingress and Egress Easement):

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a survey nail, said nail being in the northerly margin of Harding Place, said nail also bing at the southwesterly corner of Lot No. 1 of the Taco Bell Subdivision Two subdivision plat of record in Plat Book 7900, page 448, Register's Office for Davidson County, Tennessee; thence, leaving said margin of Harding Place along a curve with a central angle of 48°21'49", and a radius of 20.00 feet, on a chord bearing of North 8°45'40" West, a distance of 16.40 feet to a survey nail; thence, North 32°56'34" West, 27.16 feet to an iron pin; thence, along a curve to the right with a central angle of 51°14'50", and a radius of 15.50 feet, a distance of 13.86 feet to a point; thence North 57°03'26" East, 29.36 feet to a point; thence South 32°56'34" East, 58.29 feet to a point, said point being in the northerly margin of Harding Place; thence with said margin of Harding Place, South 62°17'36" West, 21.54 feet to an iron pin; thence, along a curve to the right

with a central angle of 01°03'53", and a radius of 1,095.69 feet, a distance of 20.36 feet to the point of beginning, containing 1,996 square feet (0.0458 acres, more or less) .

Being a portion of the same property conveyed to Robert Darrell Breece and wife, Rita J. Breece, by Deed of record in Book 9773, page 15, and as set forth in Reciprocal Easement Agreement of record in Book 9813, page 859, Register's Office for Davidson County, Tennessee.

Tracts 1, 2 and 3 being the same property conveyed to Nathaniel P. Harris, Jr., as Trustee of the Ezell Children's Trust by Deed from Treetop Enterprises, Inc., of record in Book 9988, page 304, said Register's Office.

STATE OF ALABAMA
COUNTY OF MOBILE } **ss**

The actual consideration or value, whichever is greater, for this transfer is $ 100,000.00

JAMES F. WATKINS

Subscribed and sworn to before me this 31st day of January, 2007.

Beth Rogers
Notary Public

My Commission Expires: 2/21/07

