Bk 36
22342

File Box 36, Davidson County

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 03/15/07 13:50 3 pg:
Fees:17.00 Taxes:0.00

20070315-0031834

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH DAY OF MARCH, 2007.

NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22342SP

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Lenox Creekside, LLC 6026 Nolensville Road Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	P/O 181 19

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, McGowan Family, L.P., a Tennessee limited partnership, **("Grantor"),** by these presents, quitclaims, grants and convey unto Lenox Creekside, LLC, a Tennessee Limited Liability Company, **("Grantee"),** its successors and/or assigns, all interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO FOR PROPERTY DESCRIPTION

Being part of the same property conveyed to McGowan Family, L.P., by Deed from Yazdian Construction, Inc., a Tennessee corporation, of record as Instrument No. 20050523-0058047, as corrected and re-recorded as Instrument No. 20050601-0061907 in the Register's Office for Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY
Property Address: 13.214 +/- acres, Nolensville Pike, Davidson County, Tennessee (a/k/a Lenox Creekside, Phase II).

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 14th day of March, 2007.

McGowan Family, L.P., a Tennessee Limited partnership:

By: _____
David C. McGowan, Jr., General Partner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared David C. McGowan, Jr. whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the General Partner of McGowan Family L.P., the within named bargainor, a Tennessee limited partnership, and that he as such General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as General Partner.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

Notary Public

Prepared By: **Anderson, Delk, Epps & Associates, Inc.**
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

Property Description
Lenox Creekside
Phase Two

Being a 13.214 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to McGowan Family L.P. as evidenced by deed of record at Instrument No. 20050523-0058047, Register's Office Davidson County, Tennessee, and being more particularly described in two tracts, as follows:

Tract 1

Starting at an iron pin set on the easterly margin of Nolensville Pike, said point being the most northwesterly corner of Lot 4 on the plan of Sugar Valley Commercial Site #2, of record at Instrument No. 20001122-0115309, Register's Office Davidson County, Tennessee;
Thence with said margin of Nolensville Pike,
North 47 Degrees 53 Minutes 13 Seconds West a distance of 48.62 feet to a point;
Thence leaving said margin of Nolensville Pike, and with the northerly line of the Yazdian Construction Inc. Property of recode at Instrument No. 20040102-00092, Register's Office Davidson County, Tennessee, and with the southerly margin of proposed Lenox Creekside Drive,
North 60 Degrees 57 Minutes 28 Seconds East a distance of 47.25 feet to a point;
Thence with a curve to the right having a radius of 370.00 feet through a central angle of 45 Degrees 19 Minutes 12 Seconds, a Chord Bearing and distance of North 83 Degrees 37 Minutes 04 Seconds East, 285.09 feet, an arc distance of 292.66 feet to a point;
Thence continuing South 74 Degrees 43 Minutes 20 Seconds East a distance of 148.91 feet to the **Point of Beginning;**
Thence continuing with the southerly margin of Lenox Creekside Drive, along a curve to the left having a radius of 380.00 feet, through a central angle of 07 Degrees 34 Minutes 49 Seconds an arc distance of 50.27 feet, said curve having a chord direction of South 77 Degrees 30 Minutes 45 Seconds East and a chord length of 50.24 feet to a point;
Thence South 81 Degrees 18 Minutes 09 Seconds East a distance of 327.97 feet to a point;
Thence South 04 Degrees 38 Minutes 47 Seconds West a distance of 18.78 feet to a point;
Thence South 85 Degrees 26 Minutes 16 Seconds East a distance of 40.00 feet to a point;
Thence North 04 Degrees 38 Minutes 47 Seconds East a distance of 15.88 feet to a point;
Thence South 81 Degrees 18 Minutes 09 Seconds East a distance of 84.25 feet to a point;
Thence along a curve to the right having a radius of 320.00 feet through a central angle of 09 Degrees 28 Minutes 32 Seconds, an arc distance of 52.92 feet, said curve having a chord direction of South 76 Degrees 33 Minutes 53 Seconds East and a chord length of 52.86 feet to a point;
South 71 Degrees 49 Minutes 37 Seconds East a distance of 12.41 feet to a point in the westerly line of Lenox Creekside, Phase 1, of record at instrument No. 20060119-0007429, Register's Office Davidson County, Tennessee;
Thence with the westerly line of Lenox Village, Phase 1,
South 16 Degrees 59 Minutes 29 Seconds West a distance of 253.21 feet to a point;
Thence South 06 Degrees 29 Minutes 29 Seconds West a distance of 117.39 feet to a point in the approximate centerline of Mill Creek;
Thence with the approximate centerline of Mill Creek, the following three calls:
North 75 Degrees 10 Minutes 17 Seconds West a distance of 53.67 feet to a point;
Thence South 86 Degrees 26 Minutes 10 Seconds West a distance of 99.32 feet to a point;
Thence South 71 Degrees 56 Minutes 18 Seconds West a distance of 115.20 feet to a point;
Thence with the westerly line of said plan of Sugar Valley Commercial Site #2,
North 19 Degrees 42 Minutes 32 Seconds West a distance of 34.78 feet to a point;
Thence continuing, along a curve to the left having a radius of 3315.00 feet through a central angle of 05 Degrees 12 Minutes 31 Seconds, an arc distance of 301.36 feet, said curve having a chord direction of North 22 Degrees 18 Minutes 47 Seconds West and a chord length of 301.26 feet to an iron pin set at the most northeasterly corner of Lot 2 on said plan of Sugar Valley Commercial Site #2;
Thence with the easterly line of the Yazdian Construction Inc. Property of record at Instrument No. 20040102-00092, Register's Office Davidson County, Tennessee, along a curve to the left having a radius of 3315.00 feet through a central angle of 03 Degrees 18 Minutes 13 Seconds an arc distance of 191.13 feet, said curve having a chord direction of North 26 Degrees 34 Minutes 09 Seconds West and a chord length of 191.11 feet to the Point of Beginning, containing 3.676 acres or 160,129 square feet more or less.

Tract 2

Starting at an iron pin set on the westerly margin of Sunnywood Drive at its southerly terminus, as shown on the plan of Sugar Valley, Phase One, of record in Plat Book 9700, page 711, Register's Office Davidson County, Tennessee;

Thence with the southerly line of said plan of Sugar Valley, Phase One, North 83 Degrees 29 Minutes 57 Seconds West a distance of 195.23 feet to a point; Thence with the westerly line of Lenox Creekside, Phase 1, of record at instrument No. 20060119-0007429, Register's Office Davidson County, Tennessee;

South 16 Degrees 59 Minutes 29 Seconds West a distance of 640.48 feet to a Point;
Thence with the northerly margin of Lenox Creekside Drive, the following nine calls:
North 71 Degrees 49 Minutes 37 Seconds West a distance of 11.17 feet to a Point;
Thence along a curve to the left having a radius of 380.00 feet through a central angle of 09 Degrees 28 Minutes 32 Seconds, an arc distance of 62.84 feet, said curve having a chord direction of North 76 Degrees 33 Minutes 53 Seconds West and a chord length of 62.77 feet to a point;
Thence North 81 Degrees 18 Minutes 09 Seconds West a distance of 172.49 feet to a Point;
Thence North 08 Degrees 41 Minutes 51 Seconds East a distance of 18.00 feet to a Point;
Thence North 81 Degrees 18 Minutes 09 Seconds West a distance of 33.00 feet to a Point;
Thence South 08 Degrees 41 Minutes 51 Seconds West a distance of 18.00 feet to a Point;
Thence North 81 Degrees 18 Minutes 09 Seconds West a distance of 246.84 feet to a Point;
Thence along a curve to the right having a radius of 320.00 feet, through a central angle of 07 Degrees 34 Minutes 49 Seconds, an arc distance of 42.34 feet, said curve having a chord direction of North 77 Degrees 30 Minutes 45 Seconds West and a chord length of 42.31 feet to a point;
Thence North 73 Degrees 43 Minutes 20 Seconds West a distance of 60.19 feet to a Point;
Thence with the easterly line of the Stacy Carter et al property of record at Instrument No. 20040630-78061, Register's Office Davidson County, Tennessee,
North 29 Degrees 02 Minutes 32 Seconds West a distance of 914.80 feet to an iron pin set in the southerly line of the afore-said plan of Sugar Valley, Phase One;
Thence with the southerly line of Sugar Valley, Phase One, the following four calls:
South 44 Degrees 54 Minutes 41 Seconds East a distance of 474.49 feet to an iron pin;
Thence South 67 Degrees 47 Minutes 39 Seconds East a distance of 462.54 feet to an iron pin;
Thence North 47 Degrees 55 Minutes 20 Seconds East a distance of 353.07 feet to an iron pin;
Thence South 83 Degrees 29 Minutes 57 Seconds East a distance of 225.30 feet to the Point of Beginning, containing 9.538 acres or 415506 square feet more or less.