7th

Davidson County DEEDQC
Recvd: 04/05/07 16:20 7 pgs
Fees:37.00 Taxes:0.00
20070405-0041305

This instrument prepared by
Kelley Hinsley, Attorney
518 West Third North Street
Morristown, TN 37814

Address of New Owner:	Send Tax Bills To:	Map/Parcel No.:
Nashville Commons, LP	Nashville Commons, LP	50-00-51
300 Market Street	300 Market Street	50-00-52
Johnstown, PA 15901	Johnstown, PA 15901	

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration of value, whichever is greater, for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 30 day of March, 2007

Notary Public

My Commission Expires: 9-2-08

NICKI L. COLVIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

QUITCLAIM DEED

This instrument is made and entered into on this the 19 day of March, 2007, by and between **JENKINS PROPERTIES, a Tennessee General Partnership, and CAROLYN CULBERT OSBORN,** First Parties, and **NASHVILLE COMMONS, LP,** Second Party,

WITNESSETH:

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

SEE ATTACHED **EXHIBIT A**

In testimony whereof, the First Parties have hereunto set their signatures this the day and date first above written.

WITNESS their hand this 19 day of March, 2007.

Carolyn Culbert Osborn

STATE OF Texas)

COUNTY OF Travis)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, Carolyn Culbert Osborn, the within-named with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within bargainor, and that she has executed the foregoing instrument for the purposes therein contained by signing her name.

WITNESS my hand and official seal, at office in Austin, Texas, this 19th day of March, 2007.

JOY L. METHENY
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
JULY 2, 2008

Notary Public

My Commission Expires: _____

Joe A. Osborn, husband of Carolyn Culbert Osborn, joins in the conveyance to convey whatever rights, if any, he has in or to the Property.

STATE OF Texas)

COUNTY OF Travis)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, Joe A. Osborn, the within-named with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within bargainor, and that he has executed the foregoing instrument for the purposes therein contained by signing his name.

WITNESS my hand and official seal, at office in Austin, Texas,

this 19th day of March, 2007.

JOY L. METHENY
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
JULY 2, 2008

Notary Public

My Commission Expires:_____

Jenkins Properties,
a Tennessee general partnership

By: _____

Title: Managing General Partner

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, Jack L. Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the authorized general partner of Jenkins Properties, a Tennessee general partnership, and that he, as such partner, being authorized so to do, has executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as such general partner.

WITNESS my hand and official seal, at office in Brentwood, Tennessee, this 20th day of March, 2007.

_____
Notary Public

My Commission Expires: 9-2-08

VICKI L. COLVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Land Description

Being a parcel of land located in the 3rd Councilmanic District of Davidson County, Tennessee, located north and west of the intersection of Doverside Drive and Dickerson Road and being more particularly described as follows:

Beginning at the northwest intersection of the said Doverside Drive and Dickerson Road right-of-ways and being the southwest corner of the Jenkins Property, L.P. tract, as recorded in Deed Book 9833, Page 568, Register's Office for Davidson County (R.O.D.C.), marked with a 5/8" rebar, with cap, set by this survey, at the southwest corner and TRUE POINT OF BEGINNING of the herein described tract.

Thence, the following thirteen calls with the said northern right-of-way of Doverside Drive, North 79 Degrees 55 Minutes 38 Seconds West, a distance of 190.83 feet to a 5/8" rebar, with cap, set by this survey; Thence, South 88 Degrees 55 Minutes 50 Seconds West, a distance of 134.38 feet to a 5/8" rebar, with cap, set by this survey at the southeast corner of the Jack L. Jenkins property, as recorded in Deed Book 11541, Page 181, R.O.D.C.; Thence, South 76 Degrees 36 Minutes 17 Seconds West, a distance of 397.20 feet to a concrete monument found; Thence, South 76 Degrees 35 Minutes 23 Seconds West, a distance of 221.10 feet to a southern corner of the Jenkins Properties, L.P. tract, as recorded in Deed Book 9833, Page 571, R.O.D.C.; Thence, South 76 Degrees 42 Minutes 05 Seconds West, a distance of 170.22 feet to a concrete monument found; Thence, South 74 Degrees 45 Minutes 48 Seconds West, a distance of 76.36 feet to a ½" rebar found, with a Barge, Wagner, Sumner, & Cannon (B.W.S.C) cap; Thence South 74 Degrees 59 Minutes 40 Seconds West, a distance of 167.52 feet to a concrete monument found; Thence South 82 Degrees 09 Minutes 06 Seconds West, a distance of 98.16 feet to a concrete monument found; Thence North 89 Degrees 13 Minutes 26 Seconds West, a distance of 450.91 feet to a concrete monument found; Thence South 75 Degrees 15 Minutes 37 Seconds West, a distance of 153.32 feet to a concrete monument found; Thence South 86 Degrees 33 Minutes 05 Seconds West, a distance of 283.72 feet to a 5/8" rebar, with cap, set by this survey; Thence South 86 Degrees 37 Minutes 33 Seconds West, a distance of 176.47 feet to a concrete monument found; Thence South 71 Degrees 29 Minutes 11 Seconds West, a distance of 576.21 feet to a concrete monument found at the southwest corner of the Jack L. Jenkins tract, as recorded in Deed Book 11391, Page 569, R.O.D.C., Being a point on the eastern line of the Parkwood Estates Section 4 subdivision as recorded in Plat Book 3300, Page 79 and 80, R.O.D.C.; Thence, leaving Doverside Drive and with the east line of Parkwood Estates Section 4, North 06 Degrees 55 Minutes 31 Seconds East, a distance of 108.44 feet to a ½" rebar found; Thence North 08 Degrees 22 Minutes 29 Seconds East a distance of 147.73 feet to a ½" rebar found, with a B.W.S.C. cap, at the southwest corner of the Jenkins Properties, L.P. tract, as recorded in Deed Book 9833, Page 571, R.O.D.C.; Thence North 07 Degrees 07 Minutes 55 Seconds East, a distance of 60.22 feet to a 2' iron pipe found, at the southeast corner of the Timberwood Estates Section 1 subdivision, as recorded in Plat Book 6250, page 441, R.O.D.C.; Thence with the east line of Timberwood Estates Section 1, North 18 Degrees 15 Minutes 14 Seconds East, a distance of 15.62 feet to a ½" rebar found, with B.W.S.C. cap; Thence North 06 Degrees 15 Minutes 11 Seconds East, a distance of 102.38 feet to a ½" rebar found; Thence North 06 Degrees 35 Minutes 31 Seconds East, a distance of 71.17 feet to a ½" rebar found; Thence North 06 Degrees 24 Minutes 16 Seconds East, a distance of 65.50 feet to a ½" rebar found, with B.W.S.C. cap;

Thence North 07 Degrees 40 Minutes 35 Seconds East, a distance of 205.03 feet to a ½" rebar found, with B.W.S.C. cap at the southeast corner of the Timberwood Estates Section 2 subdivision, as recorded in Plat Book 6250, Page 882 R.O.D.C.; Thence North 84 Degrees 41 Minutes 24 Seconds East, a distance of 81.29 feet to a 5/8" rebar found; Thence North 84 Degrees 59 Minutes 34 Seconds East a distance of 31.11 feet to a ½" rebar found at the southwest corner of the Alice F. Cranford and Carolene M. Bandy tract, as recorded in Deed Book 1714, Page 225, R.O.D.C.; Thence North 08 Degrees 04 Minutes 46 Seconds East, a distance of 214.22 feet to a 5/8" rebar, with cap, set by this survey; Thence North 05 Degrees 07 Minutes 53 Seconds East, a distance of 42.48 feet to a 1/2" rebar found; Thence North 05 Degrees 07 Minutes 50 Seconds East a distance of 89.68 feet to a 5/8" rebar, with cap, set by this survey; Thence North 07 Degrees 39 Minutes 33 Seconds East, a distance of 330.89 feet to a 5/8" rebar, with cap, set by this survey, at the northeast corner of the Timberwood Estates Section 2-A subdivision, as recorded in Plat Book 6200, Page 579, R.O.D.C., the same being the southeast corner of the Sallie R. Hicks Family, LLC property, as recorded in Plat Book 6900, Page 940, R.O.D.C; Thence with the east line of the Sallie R. Hicks Family, LLC property, North 01 Degrees 33 Minutes 22 Seconds East, a distance of 20.43 feet to a 5/8" rebar, with cap, set by this survey; Thence North 04 Degrees 51 Minutes 40 Seconds East, a distance of 261.30 feet to a 5/8" rebar, with cap, set by this survey; Thence North 06 Degrees 44 Minutes 40 Seconds East, a distance of 319.99 feet to a 5/8" rebar, with cap, set by this survey; Thence bisecting the properties of Sallie R. Hicks Family, LLC, as recorded in Plat Book 6900, Page 940, R.O.D.C., and Alice F. Cranford and Carolene M. Bandy, as recorded in Deed Book 1714, Page 225, R.O.D.C., North 76 Degrees 09 Minutes 06 Seconds East, a distance of 1022.39 feet to a 5/8" rebar, with cap, set by this survey; Thence bisecting the Sallie R. Hicks Family, LLC tract, as recorded in Plat Book 7900, Page 83, R.O.D.C., South 83 Degrees 50 Minutes 12 Seconds East, a distance of 1376.93 feet to a ½" rebar found in the southern line of the Anchor Property Holdings, LLC property, as recorded in Plat Book 7900, Page 890, R.O.D.C; Thence South 83 Degrees 23 Minutes 00 Seconds East, a distance of 68.80 feet to a ½' rebar found at the southwest corner of the David R. Hemphill, Et Ux property, as recorded in Deed Book 5650, Page 143, R.O.D.C.; Thence South 83 Degrees 59 Minutes 34 Seconds East, a distance of 298.10 feet to a 5/8" rebar found on the western right-of-way of Dickerson Road; at the northeast corner of the Alice F. Cranford and Carolene M. Bandy tract, as recorded in Deed Book 9810, Page 140, R.O.D.C., Thence, the following seven calls with the western right-of-way of Dickerson Road, South 06 Degrees 53 Minutes 24 Seconds East, a distance of 416.71 feet to a 5/8" rebar, with cap, set by this survey; Thence South 82 Degrees 25 Minutes 31 Seconds West, a distance of 2.00 feet to a concrete monument found; Thence South 05 Degrees 17 Minutes 53 Seconds East, a distance of 100.58 feet to 5/8" rebar, with cap, set by this survey; Thence with a curve to the right having an arc length of 490.62 feet, a radius of 2695.00 feet, a delta angle of 10 Degrees 25 Minutes 50 Seconds, and a chord bearing of South 00 Degrees 17 Minutes 28 Seconds East, a chord distance of 489.95 feet, to a 5/8" rebar, with cap, set by this survey; Thence with a curve to the right having an arc length of 292.56 feet, a radius of 2696.20 feet, a delta angle of 06 Degrees 13 Minutes 01 Seconds, and a chord bearing of South 07 Degrees 02 Minutes 37 Seconds West, a chord distance of 292.42 feet to a concrete monument found; Thence with a curve to the right having an arc length of 157.80 feet, a radius of 2672.50 feet, a delta angle of 03 Degrees 22 Minutes 59 Seconds, and a chord bearing of South 11 Degrees 22 Minutes

36 Seconds West, a chord distance of 157.78 feet to a 5/8" rebar, with cap, set by this survey;

Thence South 15 Degrees 24 Minutes 51 Seconds East, a distance of 193.66 feet to the TRUE POINT OF BEGINNING, containing 125.71 acres or 5,475,750 square feet, more or less.

Being the same property conveyed to Nashville Commons, LP, by Deeds of record in Instrument nos 20070405-0041299 thru 20070405-0041304 Register's office for Davidson County, TN.