Davidson County DEEDQC
Recvd: 06/08/07 11:53 2 pgs
Fees:12.00 Taxes:0.00
20070608-0068882

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

QUITCLAIM DEED

Name and Address of New Owner:
Lakewood R3, LLC
Swinging Bridge Rd.
Old Hickory, TN 37138

Map and Parcel Nos.:
043 04 0A 049.00

SEND TAX BILLS TO:
Same as New Owner

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged , **I, MYERS E. BROWN,** do hereby quitclaim and convey unto **LAKEWOOD R3, LLC,** its successors and assigns, all my right, title and interest, in and to the following described real property:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on Swinging Bridge Road, being designated as Open Area - 1, PUDE on the Plat of River Landing of record as Instrument No. 20060728-0091763 in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin in the westerly margin of Swinging Bridge Road at the northeast corner of herein described tract; thence with the margin of Swinging Bridge Road, S 44 degrees 15' 16" E. 60.00 feet to a point; thence leaving said margin, S. 46 degrees 13' 35" W. 129.20 feet to a point; thence S. 78 deg. 59' 17" W. 125.25 feet to a point in the east line of Jeff Marlan of record as Instrument No. 20020130-0013415, Register's Office for Davidson County, Tennessee; thence with Marlan, N 42 deg. 13' 48" W. 16.98 feet to an iron pin; thence with the north line of said Marlan, S. 56 deg. 42' 07" W . 307.36 feet to an iron pin; thence severing subject property, N. 43 deg. 58' 15" W. 212.46 feet to a point in the south line of Myers Brown of record in Book 5658, page 778, Register's Office for Davidson County, Tennessee; thence with said Myers N. 74 deg. 52' 26" E. 611.38 feet to the point of beginning, containing 73,060 square feet or 1.677 acres, more or less.

Being the same property conveyed to Myers E. Brown by Warranty Deed from Lakewood R3, LLC recorded as Instrument No. 20070419-0046853 in the Register's Office for Davidson County, Tennessee.

THIS IS UNIMPROVED PROPERTY located on Swinging Bridge Road, Old Hickory, TN 37138.

SAID PROPERTY is conveyed subject to such limitations, restrictions, easements as may be recorded in the Register's Office for Davidson County, Tennessee; further subject to notes, building setback lines, etc. as may be set forth on the Plan of River Landing, Section 1, Phase 1 of record as Instrument No. 20060728-0091763 and further subject to property taxes for 2007 and subsequent years and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 4th day of June, 2007.

Myers E. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MYERS E. BROWN, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 4th day of June, 2007.

Commission expires:

MY COMMISSION EXPIRES 1/23/2010

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sandy Balent
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

Subscribed and sworn to before me,
this the 4th day of June, 2007.

Sandy Balent
Notary Public

My Commission expires:

MY COMMISSION EXPIRES 1/23/2010

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115