Prepared by:
Sam H. Poteet, Jr., Esq.
MANIER & HEROD, a Tennessee Professional Corporation
One Nashville Place, Suite 2200
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 742-9321

Davidson County DEEDQC
Recvd: 10/15/07 13:02 5 pgs
Fees:27.00 Taxes:0.00
20071015-0122036

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Charles Ray Bell **P.O. Box 363** **Brentwood, TN 37024**	**Charles Ray Bell** **P.O. Box 363** **Brentwood, TN 37024**	**Map 57** **Parcel-139**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, THE ROSE AND THE THORN, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto CHARLES RAY BELL (sole member of Grantor and hereinafter referred to as "Grantee"), his successors and assigns, all right, title and interest in and to the property, individually which is located in Davidson County, Tennessee and fully described on the attached Exhibit "A".

This conveyance is made subject to the real estate taxes for the current year which have been prorated and such limitations, restrictions and easements as may affect the property.

The property herein conveyed by Grantor to Grantee as described on the attached Exhibit "A" has the use of the easement for ingress and egress and installation and maintenance of utilities as described on the attached Exhibit "B" attached hereto and incorporated herein by reference. Said easement is established for the benefit of Tracts 5 through 11, as reflected on an unrecorded boundary survey prepared by Bruce Rainey & Associates, dated February 23, 2001, as revised, not of record and shown as Exhibit "C" attached hereto and incorporated herein by reference.

Being the same property conveyed to Grantor herein by Warranty Deed dated June 1, 2001, from Robbie McKee Clay, of record as Instrument Number 20010605-0058557 in the Offices of the Register of Deeds for Davidson County, Tennessee.

This is unimproved property known as 31.61 acres on Ashland City Highway, Nashville, Tennessee, Map-57, Parcel 139.

#4205616

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantor. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 9th day of October, 2007.

THE ROSE AND THE THORN, LLC-Grantor

By: _____
Charles Ray Bell, Chief Manager and
Individually as the Sole Member

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me Doris H Ranson, a Notary Public of this County, CHARLES RAY BELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that as Chief Manager and the sole member of The Rose and the Thorn, LLC, a limited liability company, he executed the within instrument for the purposes therein contained for and on behalf of said company.

WITNESS MY HAND, at office, this 9th day of October, 2007.

_____
Notary Public
My Commission Expires: 10-27-10

THE MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE TAX PURPOSES IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(a)(4) OF THE TENNESSEE CODE ANNOTATED.

_____
Charles Ray Bell, Grantee

Sworn and subscribed to before me this 9th day of October, 2007.

My Commission Expires: 10-27-10

_____
Notary Public

Exhibit A

Property located in the 1st Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 23, 2001 and known as Job No. 010017, more particularly described as follows:

Beginning at an iron pin set in the northerly margin of Hydes Ferry Pike, said pin being the Southwest corner of the herein described tract and the Southeast corner of Tract 6, said pin being located easterly 2155.21', as measured along the northerly margin of Hydes Ferry Pike, from the intersection of Old Hickory Boulevard. Thence from said point of beginning, leaving Hydes Ferry Pike with Tract 6, N 35°47'58" E – 1370.03' to an iron pin set; Thence N 51°24'00" W – 151.96' to an iron pin set; Thence with tract 5, N 38°36'00" E – 400.27' to an iron pin set; Thence N 24°42'05" E – 1522.16' to a 18" Oak tree in the southerly line of the Dennis Earl Wood property of record in Book 10319, Page 982, R.O.D.C., TN. Thence with Wood's line S 82°27'38" E – 37.89' to a 14" Oak Tree; Thence N 88°29'10" E – 61.50' to a 16" Oak Tree; Thence N 80°54'54" E – 188.74' to an old fence corner post. Said point being a corner to the Chester P. Craus property of record in Book 3158, Page 288, R.O.D.C., TN. Thence with Craus' line S 49°07'34" E – 55.38' to a steel fence post; Thence S 52°40'32" E – 43.91' to an 18" Oak Tree; Thence S 44°07'52" E – 291.14' to a 34" Oak Tree at the Northeast corner of this tract and the Northwest corner of Tract 11. Thence leaving the line of Craus with Tract 11, S 26°20'23" W – 2086.14' to an iron pin set at the Northeast corner of Tract 10. Thence with the northerly lines of Tracts 10, 9 and 8 N 51°24'00" W – 420.00' to an iron pin set at the Northwest corner of Tract 8; Thence with Tract 8, S 35°47'58" W – 1344.61' to an iron pin set in the northerly margin of Hydes Ferry Pike. Thence with said margin N 65°49'00" W – 101.97' to the point of beginning, containing 31.61 acres ±.

EXHIBIT B

EASEMENT FOR THE BENEFIT OF TRACTS 5-7

Property located in the 1st Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 23, 2001 and known as Job No. 010017.

Being a 20' Ingress-Egress Easement extending from the northerly margin of Hydes Ferry Pike upon and across Tracts 5-7 of said survey. The centerline of said easement being described as follows:

Beginning at a point in the northerly margin of Hydes Ferry Pike. Said point of beginning being located N 65°49'00" W – 15.47' from the Southwest corner of Tract 8 of said survey. Thence from said point of beginning with the centerline of said easement the following calls:
N 34°21'17" E – 47.72' to a point;
Thence N 0°36'10" W – 30.93' to a point;
Thence N 16°33'41" W – 33.22' to a point;
Thence N 41°38'53" W – 70.36' to a point;
Thence N 35°04'43" W – 76.21' to a point;
Thence N 34°10'29" W – 66.72' to a point;
Thence N 55°18'25" W – 51.68' to a point;
Thence N 82°50'01" W – 31.31' to the end of said easement.

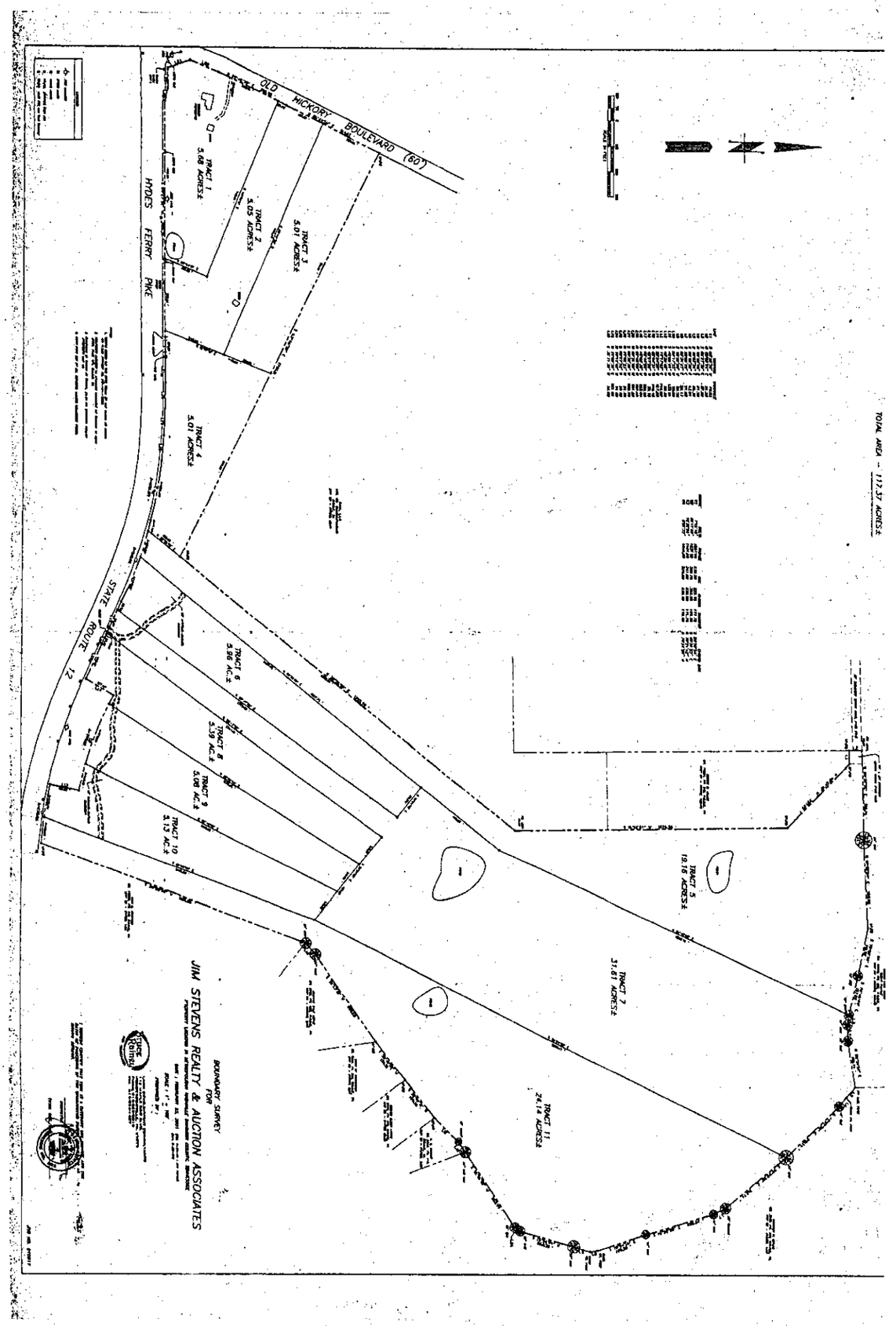
EASEMENT FOR THE BENEFIT OF TRACTS 7-11

Property located in the 1st Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 23, 2001 and known as Job No. 010017.

Being a 20' Ingress-Egress Easement extending from the northerly margin of Hydes Ferry Pike upon and across Tracts 7-11 of said survey. The centerline of said easement being described as follows:

Beginning at a point in the northerly margin of Hydes Ferry Pike. Said point of beginning being located N 65°49'00" W – 15.47' from the Southwest corner of Tract 8 of said survey. Thence from said point of beginning with the centerline of said easement the following calls:
N 34°21'17" E – 47.72' to a point;
Thence S 89°39'50" E – 54.24' to a point;
Thence N 88°17'48" E – 105.05' to a point;
Thence S 88°26'25" E – 77.94' to a point;
Thence S 78°25'49" E – 29.73' to a point;
Thence S 81°52'32" E – 93.91' to a point;
Thence N 88°42'23" E – 54.07' to a point;
Thence S 84°47'18" E – 24.47' to a point;
Thence S 59°20'03" E – 34.31' to a point;
Thence S 45°58'48" E – 44.52' to a point;
Thence S 27°56'26" E – 53.18' to the end of said easement.

EXHIBIT C


OLD HICKORY BOULEVARD (60')
HYDES FERRY PIKE
STATE ROUTE 12
TRACT 1 5.08 ACRES±
TRACT 2 5.05 ACRES±
TRACT 3 5.01 ACRES±
TRACT 4 5.01 ACRES±
TRACT 5 19.16 ACRES±
TRACT 6 5.86 AC.±
TRACT 8 5.39 AC.±
TRACT 9 5.08 AC.±
TRACT 10 5.13 AC.±
TRACT 7 31.61 ACRES±
TRACT 11 24.14 ACRES±
TOTAL AREA - 117.37 ACRES±
BOUNDARY SURVEY FOR
JIM STEVENS REALTY & AUCTION ASSOCIATES