21.13 acres on Dickerson Road

Prepared by:
Tommy C. Estes, Esq.
MANIER & HEROD, a Tennessee
Professional Corporation
One Nashville Place, Suite 2200
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 742-9315

Davidson County DEEDQC
Recvd: 11/07/07 15:23 8 pgs
Fees:42.00 Taxes:0.00
20071107-0131603

CO-PERSONAL REPRESENTATIVES' QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	PARCEL ID
1660 Rachel Way Old Hickory, TN 37138	1660 Rachel Way Old Hickory, TN 37138	050 00 0 047.00

FRANCES J. CRANFORD (hereinafter referred to as the "Decedent") died on January 21, 2006, leaving a Last Will and Testament dated July 18, 2005. The Last Will and Testament was admitted to probate on April 19, 2006, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the Case Number 06P-621. The Co-Personal Representatives of Decedent's estate, G. Marshall Cranford and Christy C. Hamilton, are duly qualified. All debts of the Decedent have been paid. The Co-Personal Representatives, by signing this Quitclaim Deed, release any right the Co-Personal Representatives have to recover the property described below in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, G. Marshall Cranford and Christy C. Hamilton, Co-Personal Representatives of the ESTATE OF FRANCES J. CRANFORD (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, do hereby quitclaim and convey unto G. Marshall Cranford and Christy C. Hamilton, Co-Trustees of the FRANCES J. CRANFORD FAMILY TRUST-NON-QUALIFIED SHARE (a testamentary trust hereinafter referred to as "Grantee"), its successors and assigns, a one-half (1/2) undivided interest in and to certain property located in Davidson County, Tennessee, as more fully described on the attached Exhibit A.

The legal description stated above has been taken from the records of Davidson County. The draftsperson assumes no liability as to the accuracy thereof. 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 OUR HANDS this 31 day of October, 2007.

ESTATE OF FRANCES J. CRANFORD-Grantor

By: G. Marshall Cranford
G. Marshall Cranford, Co-Personal Representative

By: Christy C. Hamilton
Christy C. Hamilton, Co-Personal Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Susan T. Russell, a Notary Public of this County, G. MARSHALL CRANFORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a Co-Personal Representative of the Estate of Frances J. Cranford and that he executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 31 day of October, 2007.

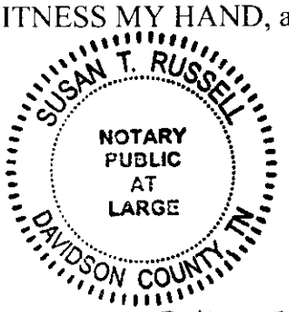
SUSAN T. RUSSELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
My Comm. Expires 7-19 2008

Susan T. Russell
Notary Public
My Commission Expires: 7-19-08

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Susan T. Russell, a Notary Public of this County, CHRISTY C. HAMILTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is a Co-Personal Representative of the Estate of Frances J. Cranford and that she executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 31 day of October, 2007.



My Comm. Expires 7-19 20 08

Susan T. Russell
Notary Public
My Commission Expires: 7-19-08

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(D).

EXHIBIT A

Legal Description

Two Tracts of land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, as follows:

Tract I:
Described according to a survey and plat thereof made May 6, 1919, by Erle Drake, County Surveyor, as follows: Beginning at a point in the center of the Dickerson Turnpike, Stephen Saunders' southeast corner; running thence with the center of said Turnpike, South 8 ½ degrees East 67.50 poles to a point; thence North 88 degrees West 90.65 poles to a point; thence South 6 ½ Degrees West 30.42 poles to a point; thence North 87 ¾ degrees West 57.45 poles to a point; thence South 86 ¾ degrees West 27.57 poles to a point; thence North 2 ½ degrees East 81.32 poles to a point; thence East 84.60 poles to a point; thence North ¾ degrees East 14.54 poles to a point; thence South 88 degrees East 81.26 poles to the beginning, containing according to a survey 78.65 acres.

Tract II:
Lying between the Dickerson Pike and the Brick Church Pike and being off the west end of Stephen Saunders' Farm and containing 27 acres by survey of W. B. Southgate, Surveyor, made July 17, 1919, and described as follows:

Beginning at a stake, the southwest corner of said Saunders' Farm and Dews', formerly W. R. Saunders', northwest corner in Whitaker's formerly Walker's east boundary line; thence North 3 degrees East 26.8 poles to a stone, Whitaker and Cole's corner; thence with Cole's line, North 2 degrees 10' East 69.8 poles to a stone on the west side of a small branch, the northwest corner of said Saunders' Farm and George M. Newlin's southwest corner; thence South 88 ½ degrees East 28.4 poles to a stake in said Saunders' north boundary line and said Newlin's south boundary line; thence South 17 ½ degrees east 100.2 poles to a walnut tree in said Saunders' south boundary line and Dews' north boundary line; thence with said line, North 89 degrees 50' West 62.3 poles to the beginning.

Being the same property conveyed to Alice Frances Cranford and Carolene Marie Bandy by deeds from Tom Pollard Jackson and wife, Mildred C. Jackson, of record in Book 5713, page 698, and Book 5714, Page 714,Register's Office for Davidson County, Tennessee.

INCLUDING BUT EXCLUDING THE FOLLOWING TRACTS:

Excluded Tract I:
A tract of land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, described according to a survey made May 18, 1949, by George W. Watkins, Surveyor, as follows:

Beginning in the center of the New Dickerson Road in the northerly line of the Lucas Property; thence with the center of said Road, North 200 feet continuing with the center of said Road, North 4 degrees west 200 feet and North 8 degrees 15 minutes West 170 feet; thence leaving said Road, South 79 degrees 15 minutes West with a fence 856.5 feet to an iron pin; thence South 8 degrees 15 minutes East 383.5 feet to a fence post; thence with a fence South 87 degrees 55 minutes East 829 feet to the beginning, containing 9.2 acres, more or less.

Being the same real property conveyed to William L. Dillard and wife, Virginia Keller Dillard, by deed from Tom Pollard Jackson and wife, of record in Book 1718, Page 223, Register's Office for Davidson County, Tennessee.

Excluded Tract II:
A portion of the Jackson property in the 12th Civil District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a corner stone, the southeast corner of the Cole property and running as follows: North 1 degree 11 minutes East a distance of 375.0 feet to a point; thence, South 37 degrees 13 minutes East a distance of 427.19 feet to a point; thence, South 19 degrees 35 minutes cast a distance of 420.00 feet to a point; thence, South 55 degrees 20 minutes East a distance of 752.33 feet to a point; thence, South 70 degrees 39 minutes East a distance of 246.90 feet to a point; thence, North 87 degrees 19 minutes East a distance of 82.34 feet to a point; thence, South 2 degrees 41 minutes East a distance of 500.00 feet to a point; thence, South 87 degrees 19 minutes West a distance of 179.67 feet to a point; thence, North 70 degrees 39 minutes West a distance of 411.41 feet to a point; thence North 55 degrees 20 minutes West a distance of 534.50 feet to a point; thence, South 34 degrees 43 minutes West a distance of 691.60 feet to a point in a fence; thence, North 1 degree 47 minutes East a distance of 420.00 feet to a 20-inch walnut; thence, North 0 degrees 11 minutes West a distance of 261.31 feet to a break in fence; thence, North 1 degree 42 minutes East a distance of 822.13 feet to a corner stone and the point of beginning, containing 24.55 acres, more or less, in accordance with a survey by Turner Engineering Company, dated June 15, 1962.

ALSO included in this conveyance is an easement for a right-of-way over and across the following described land in said County for the use and benefit of the grantee, his successors and assigns, and grantors will upon the request of the grantee or his assigns dedicate the same for highway purposes; said easement is hereby described as follows:

A 60 foot easement for a proposed road from the 500 foot Tract 3 of the Jackson property to Dickerson Pike, more particularly described as follows:

BEGINNING at a point in the easterly margin of Tract 3, said point being South 2 degrees 41 minutes East a distance of 250.0 feet from the northeast corner of Tract 4 and running as follows: North 87 degrees 19 minutes East a distance of 206.0 feet to a point; thence, around a 425.94 foot radius curve to the left a distance of 288.44 feet to a point; thence, North 48 degrees 31 minutes East a distance of 83.67 feet to a point; thence, around a 283.70 foot radius curve to the right a distance of 146.65 feet to a point which is 32 feet North of Jackson's south property line; thence, parallel with Jackson's said South property line, North 78 degrees 08 minutes East a distance of 805.44 feet to a point in the West margin of Dickerson Pike, said point being 32 feet North of Jackson's southeast corner.

Said easement has a total width of 60 feet, measured equidistant on both sides of the afore-described line.

Being part of the same real property conveyed to N.H. Barker, Trustee by Installment Deed from Thomas P. Jackson and wife, Mildred C. Jackson, of record in Book 3401, Page 210, Register's Office for Davidson County, Tennessee, and I.R. Schulman, Substitute Trustee, having been appointed in lieu of N.H. Barker, Trustee, by instrument of record in Book 4631, Page 746, said Register's Office.

Excluded Tract III:
LAND in the 12th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a calculated point in the line of George T. Hicks Family Trust quit claim deed book 9492 page 865,Plat Book 6250 page 882 "PUD Boundary Survey Mulberry Downs" and the line of G. Marshall Cranford, Christy C. Hamilton and Carolene M. Bandy deed book 5714 page 714 tax map 50 parcel 47.00; being located North 53 degrees 03 minutes 15 seconds West 2802.21 feet from the point of intersection of the northern right of way of Doverside Drive and the western right of way Dickerson Road ;

Thence with the new division line of G. Marshall Cranford, Christy C. Hamilton and Carolene M. Bandy deed book 5714 page 714, tax map 50, parcel 47, North 76 degrees 0 9 minutes 06 seconds East 559.42 feet to a calculated point in the line of parcel 45 Thetford Hills map book 7900 page 83, Sallie R. Hicks family, LLC instrument number 200112310145298;

Thence with the line of parcel 45 Thetford Hills map book 7900 page 83, Sallie R. Hicks family, LLC instrument number 200112310145298 South 13 degrees 15 minutes 00 seconds East 257.26 feet to a calculated point in the line of G. Marshall Cranford, Christy C. Hamilton and Carolene M. Bandy deed book 5714 page 714 tax map 50 parcel 49.00;

Thence leaving the line of parcel 45 Thetford Hills map book 7900 page 83, Sallie R. Hicks family, LLC instrument number 200112310145298 with the line of G. Marshall Cranford, Christy C. Hamilton and Carolene M. Bandy deed book 5714 page 714 tax map 50 parcel 49.00 North 85 degrees 35 minutes 00 seconds West 510.75 feet to a calculated point in the line of George T. Hicks Family Trust quit claim deed book 9492 page 865, Plat Book 6250 page 882 "PUD Boundary Survey Mulberry Downs;

Thence leaving the line G. Marshall Cranford, Christy C. Hamilton and Carolene M. Bandy deed book 5714 page 714 tax map 50 parcel 49.00 with the line of George T. Hicks Family Trust quit claim deed book 9492 page 865, Plat Book 6250 page 882 "PUD Boundary Survey Mulberry Downs North 50 degrees 16 minutes 22 seconds West 120.77 feet to a calculated point the point of beginning.
Parcel containing 2.06 (89,782 sq. ft more or less) acres more or less

Excluded Tract IV:

LAND in the 12th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a an existing 5/8" rebar GS & P cap in the western right of way line of Dickerson Road at the southeast corner of David R. Hemphill, et ux deed book 5650 page 143 thence with the western right of way line of Dickerson Road the following four calls and distances:

1. South 06 degrees 53 minutes 24 seconds East 416.71 feet to a calculated point,
2. South 82 degrees 25 minutes 31 seconds West 2.00 feet to a calculated point,
3. South 05 degrees 17 minutes 53 seconds East 100.58 feet to an existing 5/8" rebar GS & P cap,
4. Along a curve to the right having an arc length of 37.69 feet, a radius of 2695.00 feet, and has a chord bearing of South 05 degrees 06 minutes 21 seconds East 37.69 feet to calculated point corner with Pegasus Properties deed book 7311 page 464;

Thence leaving the western line of Dickerson Road with the line Pegasus Properties deed book 7311 page 464 the following two calls and distances;

1. South 83 degrees 03 minutes 55 seconds West 806.26 feet to a calculated point,
2. South 03 degrees 58 minutes 07 seconds East 376.16 feet to a calculated point in the line of Jenkins Properties, L.P. deed book 9833 page 571,

Thence leaving the line of Pegasus Properties deed book 7311 page 464 with the line of Jenkins Properties, L.P. deed book 9833 page 571, North 83 degrees 45 minutes 50 seconds West 718.83 feet to a

calculated point in the line of in the line the George T. Hicks Family quit claim deed book 9492 page 865, Plat Book 6250 page 882 "PUD Boundary Survey Mulberry Downs";

Thence with leaving the line of the line of Jenkins Properties, L.P. deed book 9833 page 571 with the line the George T. Hicks Family quit claim deed book 9492 page 865, Plat Book 6250 page 882 "PUD Boundary Survey Mulberry Downs" the following four calls and distances;

1. North 02 degrees 22 minutes 38 seconds East 406.70 feet to a calculated point,
2. North 87 degrees 37 minutes 22 seconds West 82.34 feet to a calculated point,
3. North 65 degrees 35 minutes 22 seconds West 246.90 feet to a calculated point,
4. North 50 degrees 16 minutes 22 seconds West 633.51 feet to a calculated point corner with , G. Marshall Cranford, Christy C. Hamilton and Carolene M. Bandy deed book 5714 page 714;

Thence with leaving the line of the line of George T. Hicks Family quit claim deed book 9492 page 865, Plat Book 6250 page 882 "PUD Boundary Survey Mulberry Downs with the line G. Marshall Cranford, Christy C. Hamilton and Carolene M. Bandy deed book 5714 page 714 thence South 85 degrees 35 minutes 00 Seconds East 510.75 feet to calculated point corner with parcel 45 Thetford Hills map book 7900 page 83, Sallie R. Hicks family, LLC instrument number 200112310145298;

Thence leaving the line G. Marshall Cranford, Christy C. Hamilton and Carolene M. Bandy deed book 5714 page 714 with the line parcel 45 Thetford Hills map book 7900 page 83, Sallie R. Hicks family, LLC instrument number 200112310145298 the following two calls and distances;

1. South 85 degrees 35 minutes 00 seconds East 359.85 feet to a calculated point,
2. North 05 degrees 47 minutes 13 seconds East 239.31 feet to a calculated point in the line of Anchor Property Holdings, LLC instrument number 20050105-0001691;

Thence leaving the line parcel 45 Thetford Hills map book 7900 page 83, Sallie R. Hicks family, LLC instrument number 200112310145298 with the line Anchor Property Holdings, LLC instrument number 20050105-0001691 the following two calls and distances;

1. South 83 degrees 50 minutes 12 seconds East 954.27 feet to an existing ½" re bar,
2. South 83 degrees 23 minutes 00 seconds East 68.80 feet to an existing ½" re bar corner with David R. Hemphill et ux Deed book 5650 page 143;

Thence leaving the line the line Anchor Property Holdings, LLC instrument number 20050105-0001691 with the line of David R. Hemphill et ux Deed book 5650 page 143 thence South 83 Degrees 59 Minutes 34 seconds East 298.10 feet to a calculated point the point of beginning.

Parcel containing 33.05 acres more or less and 1,440,169 square feet more of less.

Excluded Tract V:

LAND in the 12th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a ½" existing rebar in the line of Lot 9 Timberwood Estates Section 2 Plat Book 6250 page 882 being located North 83 degrees 45 minutes 40 seconds West 2830.85 feet from the point of intersection of the northern right of way of Doverside Drive and the western right of way Dickerson Road thence with lines of lots 9, 10 and 11 the following two calls and distances

1. North 08 degrees 04 minutes 46 seconds East 214.22 feet to a ½" existing rebar G.S. & P. cap;
2. North 05 degrees 07 minutes 53 seconds East 42.48 feet to a ½" existing rebar common corner with George T. Hicks Family Trust deed book 9492 page 865;

Thence leaving the line of lot 11 Timberwood Estates Section 2 with the line of George T. Hicks Family Trust deed book 9492 page 865, Plat Book 6250 page 882 "PUD Boundary Survey Mulberry Downs" the following five calls and distances:

1. North 38 degrees 50 minutes 53 seconds East 710.22 feet to a calculated point
2. South 50 degrees 16 minutes 22 seconds East 534.50 feet to a calculated point
3. South 65 degrees 35 minutes 22 seconds East 411.41 feet to a calculated point
4. South 87 degrees 37minutes 22 seconds East 175.67 feet to a calculated point
5. North 02 degrees 22 minutes 38 seconds East 93.30 feet to a calculated point common corner with G Marshall Cranford. Christy C. Hamilton, and Carolene M. Bandy deed book 5714 page 714;

Thence with the line G Marshall Cranford, Christy C. Hamilton, and Carolene M. Bandy South 83 degrees 45 minutes 05 seconds East 43.89 feet to a calculated point common corner with Jenkins Properties L. P. deed book 8040 page 288;

Thence leaving the line G Marshall Cranford, Christy C. Hamilton, and Carolene M. Bandy with the line of Jenkins Properties L. P. the following three calls and distances;

1. South 11 degrees 03 minutes 24 seconds West 496.18 feet to a calculated point,
2. North 83 degrees 20 minutes 34 seconds West 825.24 feet to a calculated point,
3. North 88 degrees 34 minutes 37 seconds East 573.47 feet to at a ½" existing rebar the point of beginning;

Parcel containing 17.37 acres more or less

The above Tracts III, IV, and V being the same property conveyed to Nashville Commons, L.P., a Pennsylvania limited partnership, by Special Warranty Deed from G. Marshall Cranford and Christy C. Hamilton, Co-Executors under the Last Will and Testament of Frances J. Cranford, as to an undivided, one-half interest, and Carolene M. Bandy Lewis, as to an undivided one-half interest, of record in Instrument Number 20070405-0041300, Register's Office for Davidson County, Tennessee. The said Alice Frances Cranford, also known as Frances J. Cranford, died January 21, 2006 leaving a Last Will and Testament which was admitted to probate in the Probate Court for Davidson County, Tennessee under Case No. 06P-621. Pursuant to said Will, the Executors of the Estate, namely G. Marshall Cranford and Christy C. Hamilton, have the authority to administer the said real property as part of the probate estate, and to sell and convey the same. The said Carolene Marie Bandy was widowed and then remarried, and is now known as Carolene M. Bandy Lewis.

This description of Excluded Tracts III, IV, and V, is based on recorded deeds without benefit of boundary survey

This description of Excluded Tracts III, IV, and V was prepared by Gresham Smith and Partners, 1400 Nashville City Center, 511 Union Street, Nashville, TN 37219, by reference to Project No. 24644.00.

This legal description is based on recorded deeds without the benefit of boundary survey.