Davidson County DEEDQC
Recvd: 11/08/07 15:25 3 pgs
Fees:17.00 Taxes:0.00
20071108-0132187

This Instrument Prepared by:
GARNER & CONNER, PLLC
By: J. Michael Garner, Attorney
P. O. Box 5059
Maryville, TN 37802-5059

Tax Map 095-14-0-115

Name of Property Owner
Genesis One, LLC
Address of Property Owner:
229 Quinavant Drive
Rockford, TN 37853
Name and Address of Person
or Entity Responsible for
Real Property Taxes:
Same as above

QUITCLAIM DEED

THIS INDENTURE, made this 28th day of September, 2007, between **SYDNEY TAYLOR, JR.,** of Blount County, Tennessee, Grantor and **GENESIS ONE, LLC, a Tennessee Limited Liability Company**, Grantee.

WITNESSETH:

That the said Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration to them in hand paid by the said Grantee, the receipt of which is hereby acknowledged, he has bargained, sold, remised, released, and QUITCLAIMED, and does hereby bargain, sell, remise, release, and QUITCLAIM unto the said Grantee all of his undivided right, title and interest in and to the following described premises, to-wit:

BEING a tract or parcel of land located in Nashville, Davidson County, Tennessee, being Lot 32 on the Plan of Metropolitan Industrial Park, Section 25, of record in Book 4350, page 120 in the Register's Office for Davidson County (R.O.D.C.T.), Tennessee, and being more particularly described according to an As Built Survey by Barry M. Snow, Tennessee Registered Land Surveyor No. 1676, dated April 24, 2006, updated September 27, 2007, as follows:

BEGINNING at an iron pin on the southern right of way of Elm Tree Drive, said iron pin being the northwestern corner of the property herein described, also being the northeastern corner of Lot 33, Metropolitan Industrial Park, Section 26, found of record in Book 4350, page 121 (R.O.D.C.T.);

1) Thence; North 81 degrees 48 minutes 00 seconds East, along said southern right of way, a distance of 100.00 feet to an iron pin;

2) Thence, along a curve to the right, said curve forming the rights of way intersection of said Elm Tree Drive and Acorn Drive, said curve having an arc length of 78.54 feet, a radius of 50.00 feet and a chord bearing and distance of South 53 degrees 12 minutes 00 seconds East 70.71 feet to an iron pin in the western right of way of said Acorn Drive;

3) Thence; South 08 degrees 12 minutes 00 seconds East, along the western right of way of said Acorn Drive, a distance of 148.70 feet to an iron pin;

4) Thence; leaving the right of way of Acorn Drive, and along the northern line of Lot 14, Metropolitan Industrial Park, Section Eleven, found of record in Book 4060, page 110 (R.O.D.C.T.) South 81 degrees 48 minutes 00 seconds West a distance of 150.00 feet to an iron pin, being the southeastern corner of said Lot 33;

5) Thence; North 08 degrees 12 minutes 00 seconds West, along the eastern line of said Lot 33, a distance of 198.70 feet to the point of BEGINNING.

Containing 0.67 acres or 29,268.5 square feet, more or less.

BEING THE SAME PROPERTY conveyed to Genesis One, LLC, a Tennessee Limited Liability Company and Sidney Taylor, Jr., from Crowell Properties, by deed recorded May 2, 2006 as Instrument No. 20060502-0050257 and recorded August 16, 2006 as Instrument No. 20060816-0100665 at the Register's Office for Davidson County, Tennessee.

Grantor, Sidney Taylor, Jr., by execution of this instrument, makes oath that the property conveyed herein has not been occupied as the principal place of residence for himself, his spouse or any dependents and is in fact commercial property.

(THIS DEED WAS PREPARED from information furnished by the grantors. The preparer makes no representations as to the title, use or any zoning regulations concerning the described property nor any matter except the validity of the form of the quitclaim deed.)

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD, NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

and all the estate, right, title and interest of the Grantor therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein.

WHEREVER 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 said Grantor has hereunto set his hand and seal the day and year first above written.

Sidney Taylor

SYDNEY TAYLOR, JR.

STATE OF TENNESSEE)
)
COUNTY OF BLOUNT)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, the within named bargainor, SYDNEY TAYLOR, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of October, 2007.

Deborah L Barbra

NOTARY PUBLIC

My Commission Expires:

12/3/2008

DEBORAH L. BARBRA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY

STATE OF TENNESSEE)
)
COUNTY OF BLOUNT)

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater is $0.00.

Geraldine Cupp
Affiant

Subscribed and sworn to before me this 1st day of Oct. 2007.

Debra L Barker
Notary Public

Commission Expires: 12/3/2008

