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Davidson County DEEDQC
Recvd: 03/26/08 11:07 3 pgs
Fees:18.00 Taxes:1202.50
20080326-0030309

This Instrument Prepared By:
Department of Finance, Real Property Services
222 Third Avenue North, Suite 701
Nashville, Tennessee 37201

FROM: The Metropolitan Government of Nashville and Davidson County

TO: C F Ventures, LLC

QUITCLAIM DEED

ADDRESS NEW OWNER:
C F Ventures, LLC
5203 Maryland Way
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

Tax Map: 063-08-0
Parcel: 114.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, **The Metropolitan Government of Nashville and Davidson County,** hereinafter the GRANTOR(S), does hereby quitclaim and convey unto C F Ventures, LLC all of its right, title and interest in and to a certain tract of land located in Davidson County, Tennessee, more particularly described as follows:

Described further in Attachment Exhibit "A".

Being a portion of the property conveyed to Davidson County Board of Education by deeds as of record in Book 2440, Page 405; Book 2440, Page 469 and Book 2440, Page 473, Registers Office of Davidson County, Tennessee.

This is improved property known as: **401 Center Street Old Hickory, TN 37138.**

Said property is conveyed subject to such limitations, restrictions, encumbrances, right-of-way and easements as may affect or be located on the subject property.

Whenever 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 GRANTOR(S) has hereunder set its hand this 19th day of March, 2008.

ARLENE ROBINSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

GRANTOR(S): **Ken Maynard**
Director of Public Property Administration, Metropolitan Government of Nashville and Davidson County

Ken Maynard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **Ken Maynard, Director of Public Property Administration, Metropolitan Government of Nashville and Davidson County** the within named Grantor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of March, 2008.

Arlene Robinson
Notary Public

My Commission Expires My Commission Exp. Jan. 24, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ARLENE ROBINSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

The actual consideration for this transfer is ~~$325,000.00~~ dollars.

Affiant

Subscribed and sworn to before me, this the 19th day of March, 2008.

Arlene Robinson
Notary Public

My Commission Exp. Jan. 24, 2009

My Commission Expires: _____

EXHIBIT A

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF CENTER STREET, BOUNDED ON THE EAST, SOUTH, AND WEST BY HADLEYS BEND BOULEVARD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET, SAID PIN BEING THE INTERSECTION OF CENTER STREET AND HADLEYS BEND BOULEVARD AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH THE SOUTHERLY MARGIN OF CENTER STREET SOUTH 78 DEGREES 15 MINUTES 50 SECONDS EAST, 797.03 FEET TO AN IRON PIN SET IN THE INTERSECTION OF CENTER STREET AND HADLEYS BEND BOULEVARD;

THENCE, WITH THE WESTERLY MARGIN OF HADLEYS BEND BOULEVARD, SOUTH 26 DEGREES 58 MINUTES 49 SECONDS WEST, 272.45 FEET TO AN IRON PIN SET AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 130 DEGREES 31 MINUTES 32 SECONDS, A RADIUS OF 312.08 FEET, A LENGTH OF 710.94 FEET, A TANGENT OF 677.34 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 83 DEGREES 27 MINUTES 30 SECONDS WEST, 566.88 FEET TO AN IRON PIN SET;

THENCE, CONTINUING WITH THE EASTERLY MARGIN OF HADLEYS BEND BOULEVARD, NORTH 15 DEGREES 22 MINUTES 25 SECONDS WEST, 352.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 271,490 sq.ft. or 6.23 Acres, more or less.