Prepared by:
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Davidson Co. #2

Davidson County DEEDQC
Recvd: 05/20/08 15:46 5 pgs
Fees:27.00 Taxes:0.00
20080520-0051812

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Sylvan Meadows, LLC **7651 Old Charlotte Pike** **Nashville, TN 37209**	**(SAME)**	**Map-114** **Parcel-76**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, CARL E. WINGO and wife, BARBARA N. WINGO, (hereinafter referred to as "Grantors"), by these presents, do hereby quitclaim and convey unto SYLVAN MEADOWS, LLC (a Tennessee limited liability company hereinafter referred to as "Grantee"), its successors and assigns, all right, title and interest in and to the following described property located in Davidson County, Tennessee, described as follows:, to-wit:

> BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, being located on the northerly side of U.S. Highway 70N, one mile, more or less, westerly of Old Hickory Boulevard, being the property of Hugh Fisk, et. ux, of record in Book 3462, page 40, Book 2921, page 445 and Book 5926, page 751, and being more particularly described as follows:
>
> BEGINNING at a point in the northerly margin of U.S. Highway 70N (Charlotte Pike), said point being 138 feet, more or less, easterly of a concrete right-of-way monument, and being the southwesterly corner of property owned by General Capital Land Fund, L.P. and the southeasterly corner of Fernie Rayburn of record in Book 4539, page 475, Register's Office for Davidson County, Tennessee;

THENCE, leaving Charlotte Pike margin with said Rayburn's East line, North 01° 01' 27" East, 234.93 feet to a 60-inch Red Oak at the southwest corner of Carson Hazelwood of record in Book 6425, page 117, Register's office for Davidson County, Tennessee;

THENCE, with Hazelwood's southerly line, North 63° 31' 57" East, 222.38 feet to a point;

THENCE, North 76° 00' 47" East, 263.44 feet to a 60-inch Red Oak, the point of beginning;

THENCE, North 13° 49' 26" West, 32.92 feet to an old snag;

THENCE, with Hazelwood's northerly line and a fence the following calls:

North 64° 55' 19" West, 168.54 feet to a point;
North 58° 34' 41" West, 151.06 feet to a point;
North 67° 17' 59" West, 42.79 feet to a point;
North 83° 05' 31" West, 32.75 feet to a point;
South 87° 36' 17" West, 61.50 feet to a point;
North 89° 38' 08" West, 162.18 feet to a point;
South 88° 18' 46" West, 119.45 feet to a point in the easterly boundary of Ralph E. Young of record in Book 5823, page 614, Register's Office for Davidson County, Tennessee;

THENCE, with Young's East line and a fence with following calls:

North 25° 16' 36" West, 682.71 feet to a point;
North 23° 02' 41" West, 362.24 feet to a point;
North 26° 52' 21" West, 480.42 feet to a point in the centerline of Sullivan's Hollow Road;

THENCE, with said centerline the following calls:

North 58° 44' 23" East, 585.75 feet to a point;
North 49° 07' 08" East, 89.10 feet to a point;
North 44° 27' 21" East, 201.30 feet to a point;
North 68° 13' 37" East, 41.57 feet to the northwest corner of a cemetery of record in Book 518, page 536, Register's office for Davidson County, Tennessee;

THENCE, with said cemetery, South 17° 24' 42" East, 106.34 feet to a corner point;

THENCE, South 78° 23' 29" East, 158.33 feet to a corner post in the westerly line of Julian P. Jordan, of record in Book 3279, page 357, Register's Office for Davidson County, Tennessee;

THENCE, with said Jordan line, South 15° 40' 23" East, 479.50 feet to a point;

THENCE, South 75° 35' 24" East, 184.95 feet to a point;

THENCE, with a fence and Jordan's southerly line, North 77° 10' 32" East, 913.04 feet to a corner post;

THENCE, South 47° 26' 12" East, 217.29 feet to a corner post in the westerly line of B. B. Doubleday;

THENCE, South 3° 30' 34" West, 451.04 feet to a point in a fence;

THENCE, with said fence the following calls:

South 26° 27' 14" West, 75.62 feet to a point;
South 5° 23' 02" West, 55.03 feet to a point;
South 12° 02' 55" East, 116.62 feet to a point;
South 10° 51' 37" East 211.23 feet to a pile of stones;
South 13° 21' 22" West, 306.54 feet to an old stump in the northerly line of Dorothy Scott of record in Book 4810, page 715, Register's Office for Davidson County, Tennessee;

THENCE, with Scott's northerly line, South 69° 53' 53" West, 430.00 feet to a point;

THENCE, with General Capital Land Fund, L.P.'s northerly line, 69° 30' 07" West, 492.93 feet to the point of beginning;

BEING the same property conveyed to Grantors herein by Special Warranty Deed dated October 11, 1995, from General Capital Land Fund, L.P., a Delaware limited partnership, of record in Book 9825, page 928 in the offices of the Register of Deeds for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 2008 Metropolitan Government of Nashville and Davidson County taxes, a lien, but not yet due and payable.

2. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey would show.

3. Easement(s) as set forth in instrument recorded in Book 787, page 80.

4. Right of ingress and egress of a family graveyard, of record in Book 518, page 366.

5. Title to that portion of the subject property embraced within the bounds of roads, highways, easements and rights-of-way.

6. Title to that portion of the insured property within the bounds of Sullivan's Hollow Road.

7. Easement(s) as set forth in instrument recorded in Book 3463, page 111.

This is improved property located on Sullivan Hollow Road, Nashville, Davidson County, Tennessee.

This conveyance also expressly **excludes** a parcel of land containing approximately 22.41 acres which contains Grantors' personal residence more recently identified as Map-114, Parcel 30.01 in the offices of the Tax Assessor for Davidson County, Tennessee, said land being retained by Grantors and not conveyed to Grantee.

The legal description stated above has been taken from the prior Special Warranty Deed conveying the interest in said property to Grantors. This transfer is by quitclaim and Grantors make 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 13th day of May, 2008.

Carl E. Wingo, Grantor

Barbara N. Wingo, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Carolyn Kelly, a Notary Public of this County, CARL E. WINGO, 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 executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 13th day of May, 2008.

Carolyn Kelly
Notary Public
My Commission Expires: MY COMMISSION EXPIRES: January 24, 2009

CAROLYN KELLY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Carolyn Kelly, a Notary Public of this County, BARBARA N. WINGO, 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 executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 13th day of May, 2008.

Carolyn Kelly
Notary Public
My Commission Expires: MY COMMISSION EXPIRES: January 24, 2009

CAROLYN KELLY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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.

Sylvan Meadows, LLC-Grantee

By: Carl E. Wingo
Carl E. Wingo, Secretary

Sworn and subscribed to before me this 13th **day of** May, **2008.**

Carolyn Kelly
Notary Public

My Commission Expires: MY COMMISSION EXPIRES: January 24, 2009

CAROLYN KELLY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY