Davidson County DEEDQC
Recvd: 06/11/08 14:55 5 pgs
Fees:27.00 Taxes:0.00
20080611-0060375

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
March Egerton P.O. Box 160730 Nashville, TN 37216	New Owner	Map 72.2 Parcel 139.00

This instrument prepared by: Robert J. Notestine III, Attorney, 4515 Harding Pike Suite 115, Nashville, Tennessee 37205. This instrument was prepared from information furnished by the parties hereto and was prepared without the benefit of a title examination

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, by the hereinafter named Grantee and other good and valuable condition, the receipt and sufficiency of which is hereby acknowledged, Upside LLC, a Tennessee limited liability company, hereinafter called the Grantor by these presents do hereby quitclaim, grant and convey all my right, title and interest unto March Egerton, hereinafter referred to as Grantee, its successors and assigns, in certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to wit:

See attached Exhibit A for legal description.

Being part of the same property conveyed to Upside, LLC, a Tennessee limited liability company from March Egerton of record in Instrument Number 20071101-0129189, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 3501 Baxter Street, Nashville, TN 37216.

(STATE OF TENNESSEE)
(COUNTY OF ~~DAVIDSON~~) SUMNER
(The actual consideration or value, whichever is greater
(for this transfer is $-0-.

Affiant

(Subscribed and sworn to before me
(this 23 day of May, 2008.

Notary Public
(My Commission Expires: 12/19/2011

DEBORAH CORWIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 23 day of May, 2008.

Upside, LLC, a Tennessee limited liability company

By: , MEMBER
March Egerton, Member

DEBORAH CORWIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared March Egerton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville Office, **Tennessee, this** 23 **day of May, 2008.**

Deborah Corwin
NOTARY PUBLIC

DEBORAH CORWIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 12/19/2011

EXHIBIT "A"

LAND LYING IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

LAND IN THE 11TH, FORMERLY 18TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 14 AND 15 ON THE PLAN OF E.B. CRAIG'S SUBDIVISION OF THE CROWNOVER PROPERTY, AS OF RECORD IN BOOK 894, PAGES 640 AND 641, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF MASONIC HOME ROAD AND SHORT STREET; THENCE WITH THE SOUTHERLY MARGIN OF SHORT STREET EASTWARDLY 132 FEET 1 INCH TO THE CORNER OF LOT NOS. 15 AND 16; THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHWARDLY 115 FEET TO THE NORTHERLY LINE OF LOT NO. 13; THENCE WESTWARDLY WITH SAID LINE, 33 FEET TO THE NORTHEASTERLY MARGIN OF MASONIC HOME ROAD; THENCE WITH SAID ROAD NORTHWESTWARDLY 150 FEET 3 INCHES TO THE BEGINNING.

PARCEL B:

BEING LOT NO. 22 ON THE MAP OF CRAIG'S SUBDIVISION OF THE CROWNOVER PROPERTY OF RECORD IN BOOK 894, PAGES 640 AND 641, OF THE REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 22 FRONTS 50 FEET ON THE NORTHERLY SIDE OF SHORT STREET AND RUNS BACK BETWEEN PARALLEL LINES 140 FEET TO A DEAD LINE.

PARCEL C:

BEING LOT NO. 21 ON THE MAP OF E.B. CRAIG'S SUBDIVISION OF THE CROWNOVER PROPERTY, AS OF RECORD IN BOOK 894, PAGE 640 AND 641, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 21 FRONTS 50 FEET ON THE NORTHERLY SIDE OF SHORT STREET AND RUNS BACK BETWEEN PARALLEL LINES ALONG THE WEST RIGHT OF WAY OF BAXTER STREET 140 FEET TO A DEAD LINE IN THE REAR.

PARCEL D:

BEGINNING AT THE NORTHWEST CORNER OF MASONIC HOME ROAD AND BAXTER AVENUE; THENCE WITH THE NORTHERLY MARGIN OF THE MASONIC HOME ROAD WESTERLY 266.75 FEET TO A POINT IN THE CURVE OF MASONIC HOME ROAD; THENCE WITH THE SAID CURVE 51.28 FEET TO THE SOUTHERLY MARGIN OF LOT NO. 15; THENCE WITH THE SOUTHERLY MARGIN OF LOT NO. 15 EASTERLY 33 FEET TO THE SOUTHEAST CORNER OF LOT NO. 15; THENCE WITH THE EASTERLY LINE OF LOT NO. 15, NORTHERLY 115 FEET TO THE SOUTHERLY MARGIN OF SHORT STREET; THENCE WITH THE SOUTHERLY MARGIN OF SHORT STREET EASTERLY 250 FEET TO THE SOUTHWEST CORNER OF SHORT STREET AND BAXTER AVENUE; THENCE WITH THE WESTERLY MARGIN OF BAXTER AVENUE SOUTHERLY 222.3 FEET TO THE POINT OF BEGINNING.

PARCEL E:

BEGINNING AT A POINT ON THE NORTH MARGIN OF SHORT STREET, WHICH POINT IS 100 FEET WESTERLY FROM THE NORTHWESTERN INTERSECTION OF SHORT STREET AND BAXTER AVENUE; THENCE WITH THE NORTH MARGIN OF SHORT STREET, WESTERLY 331.79 FEET TO A POINT WHERE SHORT STREET INTERSECTS THE NORTHEAST MARGIN OF MASONIC HOME ROAD; THENCE WITH THE NORTHEAST MARGIN OF MASONIC HOME ROAD 182.84 FEET TO THE NORTHWEST CORNER OF LOT NO. 30; THENCE EASTERLY 439.47 FEET TO THE NORTHEAST CORNER OF LOT NO. 23; THENCE WITH THE EASTERLY LINE OF LOT NO. 23 SOUTHERLY 140 FEET TO THE POINT OF BEGINNING.