Davidson County DEEDQC
Recvd: 06/20/08 10:28 7 pgs
Fees:38.00 Taxes:1639.10
20080620-0063599

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: Dodson Chapel United Methodist Church

QUITCLAIM DEED

ADDRESS NEW OWNER:
Dodson Chapel United Methodist Church
4107 Dodson Chapel Rd
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
NEW OWNER

Tax Map: 086-00-0
Parcel: 055.00

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 **Dodson Chapel United Methodist Church,** all of its right, title and interest in and to a certain tracts of land or parcels located in Davidson County, Tennessee, more particularly described as follows:

Described further in Attachment Exhibit "A".

Being the same property conveyed to The Metropolitan Government of Nashville and Davidson County, shown on Tax Map 086-00-0, Parcel 055.00, recorded in Deed Book 2439, Page 239, in Registers Office Davidson County, Tennessee.

This is improved property known as: **4186 Dodson Chapel Rd Hermitage, TN 37076.**

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 9th day of June, **2008**.

GRANTOR(S): **Ken Maynard**
Director of Public Property Administration

ARLENE ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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**, 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 9th day of June, **2008**.

Arlene Robinson
Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is ~~$ 443,000.00 dollars~~.

Affiant

ARLENE ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this the 9th day of June, **2008**.

Arlene Robinson
Notary Public

My Commission Exp. Jan. 24, 2009

My Commission Expires: _____

EXHIBIT A

Tract 1

Bounded on the north by the Susan Basham, Et al property Q.C.D. 200202060016741, the west by the old Dodson line, the south by Dodson Chapel Lane (Bill # 2001-788) formerly Nashville and Chattanooga Railway, on the east by the Dodson Chapel Road a.k.a. Steward Ferry now abandoned and further described as follows;

Being an Iron Rod set at the northeast corner of the herein described tract of land as recorded in Deed Book 2439, page 239 R.O.D.C. , and a point in the existing right-of-way of Dodson Chapel Court (Bill # 2001-828) formerly known as Dodson Chapel Road as shown in records office Public Works as project D-46-24, said point being the Point of Beginning.

Thence with a line bounded on the east by the old Dodson Chapel School site as described in Deed Book 388, page 602 and the center line of Dodson Chapel Road more or less, now abandoned, South 6° 24' 04" West, 716.70 feet to a new railroad spike in the centerline of the N.C. and St. Louis Railway now abandoned;

Thence continuing with the railroad and the southerly line of the herein described tract of land, South 36° 33' 04" West, 189.20' to a new iron rod;

Thence South 45° 53'04" West, 243.80' to a new iron rod and the most southwesterly corner of the herein described tract;

Thence along the old Dodson Line and the westerly line of the herein described tract North 6 ° 24' 04" East, 1071.70' to a new iron rod set in an old fence line;

Thence with said fence and the northerly line of the herein tract South 82° 51' 33" East, 250.07' more or less to the Point of Beginning;

Said tract of land contains 227334.90 square feet or 5.22 acres more or less.

Included in the above description but excluded for public right of way are two portions of land containing a combined area of 16997.65 square feet retained by The Metropolitan Government of Nashville and Davidson County, Tennessee as further described;

Beginning at a new railroad spike at the southeasterly corner of the above described tract at the center line of the abandoned N.C. and St. Louis Railway thence continuing with the railroad and the southerly line of the herein described portion of land, South 36° 33' 04" West, 189.20' to a new iron rod;

Thence South 45° 53'04" West, 243.80' to a new iron rod and the most southwesterly corner of the herein portion of land;

Thence North 6° 24' 04" East, 45.45' to a new iron rod set in the westerly line of the above described tract.

Thence with a division line and a curve to the left having a radius of 1174.00 feet and a curve length of 233.08', Chord bearing of North 41° 47' 25" East, and a chord distance of 232.70' to a new iron rod;

Thence North 36° 06' 13" East, 186.40' to a new iron rod;

Thence with a curve to the right having a radius of 578.85' and a curve length of 71.11', a chord bearing of North 25° 13' 26" East, 71.07', to a new iron rod;

Thence South 6° 24' 04" West, 112.55' to the beginning point;

Said portion of land contains 16892.06 square feet or 0.39 acres more or less.

Being an Iron Rod set at the north east corner of Tract 1, and a point in the existing right-of-way of Dodson Chapel Court formerly known as Dodson Chapel Road as shown in records office Public Works as project D-46-24;

Thence with the easterly line of said tract South 6° 24' 04" West, 16.58' to a point;

Thence with the present right of way of Dodson Chapel Court and a curve to the right having a radius of 101.21' and a curve length of 20.55' to a point on the northerly line of Tract 1;

Thence South 82° 51' 33" East, 11.88' to the beginning point;

Said portion of land contains 105.59 square feet or 0.002 acres.

Tract 2

A triangular piece of property bounded on the east by the Nashville and Chattanooga Railway now Dodson Chapel Road (Bill 2001-828) formerly Chandler Road ,west by Dodson Chapel Road a.k.a. Steward Ferry Road now abandoned and the north by the Dodson Chapel Methodist Church now Dodson Chapel Court and further described as follows;

Being an Iron Rod set at the northwest corner of the herein described tract of land as recorded in Deed Book 388, page 602 R.O.D.C., and formerly the southwest corner of the Dodson Chapel Methodist Church lot and a point in the existing right-of-way of Dodson Chapel Court formerly known as Dodson Chapel Road a..k..a. Steward Ferry as shown in records office Public Works as project D-46-24, said point being the Point of Beginning.

Thence with a line easterly South 82° 49' 56" East, 377.12' to a point in the westerly right-of-way of Dodson Chapel Road (Bill # 2001-828) formerly Chandler Road;

Thence with the westerly margin of Dodson Chapel Road southerly bearing South 37° 03' 42" West, 621.64' to a new iron rod;

Thence with a curve to the left having a Radius of 553.85', a curve length of 155.16', chord bearing of South 29° 15'31" West, chord distance of 154.65' to a new railroad spike set in the easterly line of Tract 1 recorded in Book 2439, page 239 R.O.D.C.;

Thence northerly with the centerline of Dodson Chapel Road a.k.a Steward Ferry now abandoned, bounded on the east by the Dodson School site and the west by Tract 1, North 6° 24' 04" East, 78.26' to a new railroad spike;

Thence continuing North 6° 24' 04" East, 587.57' to a new iron rod set in the margin of Dodson Chapel Court;

Thence continuing North 6° 24' 04" East, 16.58' to the Point of Beginning;

Said tract contains 121558.85 square feet or 2.79 acres more or less.

Included in the above description but excluded for public right of way is a portion of land containing 31939.82 square feet retained by The Metropolitan Government of Nashville and Davidson County, Tennessee and a portion of land recorded in Deed book 3400, page 107 to the Dodson Chapel M.E. Church containing 3649.16 square feet more or less as further described.

Dedication of Right of Way

Being an Iron Rod set at the northwest corner of Tract 2 and the northeast corner of Tract 1 and the southwest corner of the Dodson Chapel M.E. Church, and a point in the existing right-of-way of Dodson Chapel Court formerly known as Dodson Chapel Road as shown in records office Public Works as project D-46-24, said point being the Point of Beginning;

Thence South 82° 49' 56" East, 75.49' to a point in the northerly margin of Dodson Chapel Court;

Thence continuing with the northerly margin of Dodson Chapel Court South 82° 49' 56" East, 91.63' to point at a pc of a curve;

Thence with a curve to the right having a radius of 344.48' a curve length of 169.35, a chord bearing of South 68° 44' 56"East and a chord length of 167.65.

Thence with a curve to the left having a radius of 20 feet, a curve length of 32.17 feet, a chord bearing of North 83° 08'27" East, and a chord length of 28.81' to a point on the westerly margin of Dodson Chapel Road (Bill #2001-828) formerly Chandler Road;

Thence South 37° 03' 42" West, 582.64' to a new iron rod in the westerly margin of Dodson Chapel Road;

Thence with a curve to the left having a Radius of 553.85', a curve length of 155.16', chord bearing of South 29° 15'31" West, chord distance of 154.65' to a new railroad spike set in the easterly line of Tract 1 recorded in Book 388, page 602 R.O.D.C.;

Thence northerly with the centerline of Dodson Chapel Road now abandoned , bounded on the east by the Dodson School site and the west by Tract 1, North 6° 24' 04" East, 78.26' to a new railroad spike;

Thence northerly and with a curve to the right having a radius of 578.85', a curve length of 86.29', a chord bearing of North 33° 00' 50" East, a chord distance of 86.21' to a new iron rod;

Thence North 37° 17' 04" East, 487.19' to a new railroad spike set in asphalt drive;

Thence with a curve to the left having a radius of 25', a curve length of 37.29' a chord bearing of North 9° 58'43" West and a chord distance of 33.93' to a new iron rod set in the southerly margin of Dodson Chapel Court.

Thence with said Right of Way with a curve to the left having a radius of 294.48', a curve length of 115.98', a chord bearing of North 71° 33' 00" West, 115.23';

Thence North 82° 49' 56" West, 91.63' to a chiseled X in a rock outcrop:

Thence with a curve to the right with a radius of 101.21', a curve length of 84.87', a chord bearing of North 58° 48' 46" West, and a chord distance of 82.40' to a point in the easterly line of Tract 1;

Thence in a northerly direction and leaving the Right of Way of Dodson Chapel Court North 6° 24' 04" East, 16.58' to the Point of Beginning;

Said portion of land for Right of Way contains 31939.82 square feet or 0.73 acres.

Dodson Chapel M.E. Church Property

Beginning at a point in the westerly margin of Dodson Chapel Road formerly Chandler Road and the northeast corner of The Dodson Chapel School property recorded in Deed Book 388, page 602 R.O.D.C. and the southeast corner of the Dodson Chapel Methodist Church;

Thence South 37° 03' 42" West, 39' to a point;

Thence with the Right-of-Way of Dodson Chapel Court and a curve to the Right having a radius of 20' and a curve length of 32.17' to a point;

Thence with a curve to the left having a radius of 344.48' and a curve length of 169.35 feet to a point on the northerly margin of Dodson Chapel Court.

Thence easterly bounded on the north by the Dodson Chapel M.E. Church South 82° 49 56" East 210' to the Point of Beginning;

Said portion of land containing 3649.16 square feet or 0.08 acres.