Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20080627-0066166

THIS INSTRUMENT PREPARED BY:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville, TN 37219

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Amqui Station, LLC	New Owner	43-01
105 E. Campbell Road		311
Madison, TN 37115		

KNOW ALL MEN BY THESE PRESENTS that We,Ronald E. Nollner and wife, Beverly Nollner, for and in consideration of the sum of TEN AND NO/100THS ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby convey, remise, release and forever quitclaim unto Amqui Station, LLC, a Tennessee limited liability company, all of our right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being a portion of a tract of land lying in the Third Councilmanic District, Metropolitan Nashville, Davidson County Tennessee. Said tract being bounded on the north by Madison Business Park, on the east by CSX Railroad, on the south by Old Campbell Road and on the west by New Campbell Road and being more particularly described as follows:

Beginning at an iron rod (new) at the intersection of the centerline of Old Campbell Road and the westerly right-of-way of CSX Railroad, said iron rod (new) also being the southeast border of the herein described tract; thence,
With said centerline of Old Campbell Road North 87 degrees 52 minutes 21 seconds West, 261.15 feet to a P.K. Nail (new); thence,

Leaving said centerline North 02 degrees 35 minutes 15 seconds East, 25.00 feet to a P.K, Nail (new), said P.K, Nail (new) lying in the southerly right-of-way line of the New Campbell Road as dedicated by Council Bill No. 092-4 12 and the northerly right-of-way line of Old Campbell Road; thence,

With said southerly right-of-way line South 87 degrees 52 minutes 21 seconds East, 114.79 feet to an iron rod (new), said iron rod (new) lying at the intersection of the easterly right-of-way line of New Campbell Road and the northerly right-of-way of Old Campbell Road; thence,

Leaving said Old Campbell Road and with said easterly right-of-way of New Campbell Road with a curve to the left having a central angle of 48 degrees 33 minutes 54 seconds, a radius of 330.00 feet, a tangent of 148.88 feet, a length of 279.71 feet and a chord bearing and distance of North 34 degrees 00 minutes 23 seconds East, 271.42 feet to an iron rod (new); thence,

Continuing with said easterly right-of-way North 09 degrees 43 minutes 27 seconds East, 321.30 feet to an iron rod (new), said iron rod (new) lying in the southerly line of Lot 1 as shown on the plan of Madison Business Park of record in Plat Book 7900, Page 434, Register's Office for Davidson County, Tennessee; thence,

With leaving said easterly right-of-way with said Madison Business Park South 87 degrees 46 minutes 18 seconds East, 21.75 feet to an iron rod (new) lying in the westerly right-of-way line of CSX Railroad, said iron rod (new) also being located North 87 degrees 46 minutes 18 seconds West, 0.51 feet from a metal fence post and said iron rod (new) being the northeast corner of the herein described tract; thence,

With said westerly right-of-way of CSX Railroad with a curve to the right having a central angle of 04 degrees 42 minutes 03 seconds, a radius of 5679.60 feet, a tangent of 233.13 feet, a length of 466.00 feet and a chord bearing and distance of south 07 degrees 47 minutes 10 seconds West, 465.86 feet to an iron rod (new); thence,

Continuing with said Railroad right-of-way South 10 degrees 06 minutes 39 seconds West, 111.40 feet to the POINT OF BEGINNING, containing 32,657 square feet or 0.750 acres, more or less, as calculated by the above described courses and distances.

Being the same property conveyed to Ronald E. Nollner and wife, Beverly Nollner by deed from The Metropolitan Government of Nashville and Davidson County, Tennessee acting by and through the Electric Power Board of said Government, of record in Instrument No. 20020409-0043734, Register's Office for Davidson County, Tennessee.

Included in the above description is a parcel of land containing 2,351 square feet or 0.054 acres, more or less, which lies within a public use easement for Campbell Road.

This is unimproved property known as Map/Parcel 04301031100, located on E. Campbell Road in Madison, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 25th day of June, 2008.

RONALD E. NOLLNER

BEVERLY NOLLNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Beverly Nollner**, 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 foregoing instrument for the purposes therein contained. Witness my hand and official seal this 25th day of June, 2008.

Notary Public

My Commission Expires: January 24, 2011

MELINDA BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires January 24, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Ronald E. Nollner**, 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 foregoing instrument for the purposes therein contained. Witness my hand and official seal this 25th day of June, 2008.

Notary Public

My Commission Expires: January 24, 2011

MELINDA BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires January 24, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed before me this 25 day of June, 2008.

Notary Public

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Comm. Expires July 5, 2011

I, Andrew B. Gibson, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 11/22/08

Notary's Seal



My Commission Expires
November 22, 2008