Davidson County DEEDQC
Recvd: 08/08/08 10:46 3 pg:
Fees:17.00 Taxes:0.00
20080808-0081929

THIS INSTRUMENT PREPARED BY:
PERRONE & YOUNG, ATTYS.
109 Westpark Drive, Suite 330.
Brentwood, TN 37027

New Owner:	Send Tax Bills To:	Map and Parcel #
James Michael McFarlin 1692 Old Hillsboro Road Franklin, TN 37069	James Michael McFarlin 1692 Old Hillsboro Road Franklin, TN 37069	**106 09 0 046.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged **M & S Realty, a Tennessee General Partnership,** by these presents does hereby quitclaim and convey unto **James Michael McFarlin, a married man,** his heirs and assigns, all of its right, title and interest in and to the following described tract of land:

See Exhibit "A" for Legal description.

This is improved property known as 1223 Foster Avenue, Nashville, TN 37210.

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.

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

This conveyance is done for the sole purpose of vesting fee simple in James Michael McFarlin, a married man.

Witness my hand this 31st day of July, 2008.

M & S Realty,
a Tennessee General Partnership

By: James Michael McFarlin, General Partner

By: Scott McFarlin, General Partner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **James Michael McFarlin,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the General Partner of M & S Realty, a Tennessee General Partnership, the within bargainor, and General Partnership, and that he as such General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the General Partnership by the said James Michael McFarlin, as General Partner of M & S Realty, a Tennessee General Partnership.

Witness my hand and official seal at office at Brentwood, Tennessee on this 31st day of July, 2008.

LISA C. CONNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:_____

MY COMMISSION EXPIRES:
06/19/2012

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Scott McFarlin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the General Partner of M & S Realty, a Tennessee General Partnership, the within bargainor, and General Partnership, and that he as such General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the General Partnership by the said Scott McFarlin, as General Partner of M & S Realty,.a Tennessee General Partnership.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 31st day of July, 2008.

Notary Public

My Commission Expires: 6/19/2012

LISA C. CONNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

MY COMMISSION EXPIRES: 06/19/2012

The actual consideration for this transfer of property is **$ -0-** and no other monetary consideration.

Affiant

Sworn to and subscribed before me this 31st day of July, 2008.

NOTARY PUBLIC

My commission expires:

LISA C. CONNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 06/19/2012

LEGAL DESCRIPTION EXHIBIT A

Land in the 6th formerly 9th Civil District of Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, dated October 25, 1968, as resurveyed on October 29, 1974 as follows:

Beginning in the center of Foster Avenue 289.8 feet south of the centerline of Woodycrest Avenue; thence with the center of Foster Avenue, South 1 deg. 53' West 350 feet; thence North 88 deg. 35' West 910.3 feet to a stake; thence North 12 deg. 10' East 312.50 feet to a stake in the east margin of a 50-foot roadway; thence with the easterly margin of said roadway, northeastwardly ; 56.2 feet to a stake; thence South 88 deg 35' East 820 feet to the centerline of Foster Avenue, the point of beginning containing 7 acres, more or less. Being property conveyed to David D. Dortch and Ruth Dortch by deed from Russell D. Easley, Trustee, of record in Book 6852, Page 826, Register's Office for Davidson County, Tennessee.

Excluding that portion of the above described real property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee in Book 4069, Page 225, Register's Office for Davidson County, Tennessee as follows:

Land in the 6th, formerly 9th Civil District of Davidson County, Tennessee, as follows:

Beginning at a point where the property line between Anne Davis Hayes and Westminster Investing Corporation intersects the present West margin of Foster Avenue; thence North 89 deg. 54' West 13 feet along said property line to a point in the new West margin of Foster Avenue; thence South 0 deg. 42' 30" West 302 feet along the new West margin of Foster Avenue, the same being parallel to and 30 feet from the centerline of Foster Avenue to a point in the property line between Westminster Investing Corporation and B. Ray Gilmore and W.M. Fuller; thence South 39 deg. 17' 30" East 13 feet along said property line to a point in the present West margin of Foster Avenue; thence North 0 deg. 42' 30" East 302 feet along the present West margin of Foster Avenue to the point of beginning and containing 0.10 acres, more or less.

And further excluding that portion of the above described real property conveyed to R & L Equipment Co., in Book 5221, Page 210, Register's Office for Davidson County, Tennessee.

Beginning at a concrete monument on the westerly margin of Foster Avenue at a point that is 234.64 feet southerly of the southerly end of the southwesterly return curve at Foster Avenue and Kelvington Boulevard, (now Woodycrest) said monument being the southeasterly corner of Lot No. 1, Blackburn Subdivision as of record in Book 4885, Page 172, Register's Office for Davidson County, Tennessee; thence with the westerly margin of Foster Avenue, South 1 deg. 58' 00" West a distance of 300.0 feet to a P.K. Nail; thence, North 88 deg.1' 26" West a distance of 200.97 feet to an iron pin; thence, North 2 deg. 22' 56" West a distance of 198.79 feet to an iron pin; south 88 deg. 4' 00" East a distance of 198.79 feet to the point of beginning and containing 1.39 acres, more or less.

Being all of the same property conveyed to M & S Realty, a Tennessee general partnership by deed from David M. Butler and spouse, Betsy P. Butler of record in Instrument No. 20050929-0117161,Register's Office for Davidson County, Tennessee.