Davidson County DEEDQC
Recvd: 08/13/08 08:32 3 pg:
Fees:17.00 Taxes:0.00

20080813-0083100

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**<br>**1692 Old Hillsboro Road**<br>**Franklin, TN 37069** | James Michael McFarlin<br>1692 Old Hillsboro Road<br>Franklin, TN 37069 | **106-09-045.00** |

**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.

Being all of the same property conveyed to M & S Realty by deed from Partners Invest of record in Instrument No. 20040813-0098292, Register's Office for Davidson County, Tennessee.

This is improved property known as 525 Woodycrest Avenue, Nashville, TN.

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.

Notary Public

My Commission Expires: 6-19-2012

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

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

MY COMMISSION EXPIRES:
06/19/2012

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

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: 6/19/2012

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

MY COMMISSION EXPIRES:
06/19/2012

# EXHIBIT "A" LEGAL DESCRIPTION

Land in Davidson County, Tennessee described according to a survey prepared by Volunteer surveying, Phillip E. Holmes, Jr. RLS, TN No. 1728 dated, 7/16/2004, file no. 04130 as follows:

Beginning at an iron pin on the southerly margin of Woodycrest Avenue and the Northwesterly corner of The Lofton Property, as of record in Book 4478, Page 831, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Thence south 11 deg., 02 minutes, 12 seconds, west, 264.96 feet along the Lofton's westerly property line to an iron pin;

Thence north 82 deg., 36 minutes, 36 seconds, west 487.10 feet along the Dortch's northerly property line to a concrete monument;

Thence with a curve to the right, having a central of 04 deg., 34 minutes, 00 seconds, a radius of 4581.94 feet and an arc length of 365.20 feet along the McFarlin's easterly property line to an iron pin;

Thence south 82 deg., 47 minutes, 59 seconds east, 251.34 feet along Woodycrest Avenue to the point of beginning, containing 98,306.34 square feet or 2.26 acres.

See Exhibit "A" attached hereto for a reduced copy of said survey.

Being the same property conveyed to Richard Dorland d/b/a Partners Invest, a sole proprietorship by deed from Martha H. Bourne, Martha Elizabeth Davis, Charles Richard Bourne, Dudly Merwin Bourne Jr., Laura Ross Bourne, Marianne Bourne, and Thomas Bourne, of record in Book 6732, Page 769, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 8317, page 229, Register's Office for said county, Richard Dorland conveyed all right, title and interest in subject property to Partners Invest, a partnership comprised of John H. Dorland and Kay Frances Dorland.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

Together with and subject to the easements setout in the Deed of record in Book 2042, Page 14 and in Book 4176, Page 657 and in Book 4478, Page 831, Register's Office, Davidson County, Tennessee. Subject to the right-of-way of Woodycrest Avenue over so much of the premises as may lie therein.

The legal description contained herein does not match the mortgage loan inspection prepared by Chuck Kemp, dated July 2, 1998.

Subject to the right-of-way of the Louisville and Nashville Railroad.

No insurance is hereby afforded as to the exact amount of acreage contained herein.

**This is improved property, known as: 525 Woodycrest Avenue, Nashville, Tennessee**