Davidson County DEEDQC
Recvd: 09/18/08 13:34 4 pgs
Fees:22.00 Taxes:0.00
20080918-0095387

This instrument prepared by:
Murfree & Murfree, PLLC
Attorneys at Law
805 S. Church Street, Suite 6
Murfreesboro, TN 37130

Name and Address of New Owner:

Barbara D. Johnston and Murfree
Investment Company, L.P.
P.O. Box 885
Murfreesboro, TN 37133-0885

Send Tax Bills To:

SAME

Tax Map/Parcel:
Tract No. 1: 144 00 0 064.00
Tract No. 2: 144 16 0 017.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

QUITCLAIM DEED

IN ORDER TO PERFECT TITLE IN THE GRANTEE, I, the undersigned, **KATHERINE DAVIS MURFREE**, do hereby transfer, convey and quitclaim unto the **MURFREE INVESTMENT COMPANY, L.P.**, a Tennessee limited partnership, its successors and assigns, forever, all of my right, title, claim and interest in and to the following described real estate situated in Davidson County, Tennessee, to-wit:

TRACT 1

BEING A CERTAIN PARCEL OF LAND LYING IN THE THIRTY-FOURTH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, NASHVILLE, TENNESSEE. SAID PARCEL IS LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF OTTER CREEK ROAD AT THE INTERSECTION OF TIMOTHY DRIVE AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT (OLD) ON THE SOUTHERLY RIGHT-OF-WAY OF OTTER CREEK ROAD AT THE EASTERLY CORNER OF LOT 450 ON THE PLAN ENTITLED " HILLSBORO PARK, SECTION V" OF RECORD IN PLAT BOOK 2663, PAGE 45, R.O.D.C. (REGISTER'S OFFICE OF DAVIDSON COUNTY) AND BEING THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, WITH SAID RIGHT-OF-WAY THE NEXT THREE CALLS:
1.) SOUTH 38 DEGREES 57 MINUTES 49 SECONDS EAST, 338.17 FEET TO AN IRON ROD (NEW);
2.) SOUTH 39 DEGREES 15 MINUTES 53 SECONDS EAST, 419.53 FEET TO AN IRON ROD (NEW);
3.) THENCE WITH A CURVE CONCAVE TO THE LEFT WITH A DELTA ANGLE OF 37 DEGREES 47 MINUTES 24 SECONDS, WITH A RADIUS OF 1129.00 FEET, WITH AN ARC LENGTH OF 744.64 FEET, WITH A CHORD BEARING OF SOUTH 58 DEGREES 15 MINUTES 41 SECONDS EAST, 731.22 FEET TO AN IRON ROD (NEW) AT THE NORTHWESTERLY CORNER OF DOUGLAS J. YATES OF RECORD IN DEED BOOK 4391, PAGE 682, R.O.D.C.;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID YATES THE NEXT FOUR CALLS:
1.) SOUTH 24 DEGREES 56 MINUTES 10 SECONDS EAST, 97.00 FEET TO AN IRON ROD (NEW);
2.) SOUTH 02 DEGREES 45 MINUTES 50 SECONDS WEST, 391.00 FEET TO AN IRON ROD (NEW);
3.) SOUTH 02 DEGREES 18 MINUTES 50 SECONDS WEST, 231.00 FEET TO AN IRON ROD (NEW);

4.) SOUTH 03 DEGREES 08 MINUTES 50 SECONDS WEST, 119.04 FEET TO A CONCRETE MONUMENT (OLD) AT THE NORTHEAST CORNER OF LOT 463 ON THE PLAN ENTITLED "HILLSBORO PARK, SECTION 6-A" OF RECORD IN PLAT BOOK 4060, PAGE 22, R.O.D.C.

THENCE, WITH SAID LOT 463, SOUTH 82 DEGREES 11 MINUTES 50 SECONDS WEST, 230.48 FEET TO AN IRON ROD (OLD) AT THE NORTHEAST CORNER OF LOT 464 ON THE PLAN ENTITLED "HILLSBORO PARK, SECTION VI" OF RECORD IN PLAT BOOK 2663, PAGE 95, R.O.D.C.;

THENCE, WITH SAID HILLSBORO PARK, SECTION VI, AND LOTS 464-471 THE NEXT FIVE CALLS:
1.) SOUTH 82 DEGREES 11 MINUTES 48 SECONDS WEST, 186.83 FEET TO A CONCRETE MONUMENT (OLD);
2.) SOUTH 70 DEGREES 22 MINUTES 39 SECONDS WEST, 205.05 FEET TO AN IRON PIPE (OLD);
3.) NORTH 51 DEGREES 52 MINUTES 44 SECONDS WEST, 136.06 FEET TO AN IRON ROD (OLD);
4.) SOUTH 58 DEGREES 19 MINUTES 56 SECONDS WEST, 304.72 FEET TO AN IRON PIPE (OLD);
5.) SOUTH 84 DEGREES 18 MINUTES 52 SECONDS WEST, 566.68 FEET TO AN IRON PIPE (OLD) AT THE SOUTHEASTERLY CORNER OF LOT 422 ON THE PLAN ENTITLED "HILLSBORO PARK, SECTION IV" OF RECORD IN PLAT BOOK 2331, PAGE 142, R.O.D.C.;

THENCE, WITH SAID HILLSBORO PARK, SECTION IV, AND LOTS 422, 423, 440-446, NORTH 01 DEGREES 00 MINUTES 00 SECONDS EAST, 1785.33 FEET TO AN IRON PIPE (OLD) AT A SOUTHEASTERLY CORNER OF SAID LOT 446;

THENCE, CONTINUING WITH SAID LOT 446, NORTH 55 DEGREES 56 MINUTES 30 SECONDS EAST, 100.11 FEET TO A CONCRETE MONUMENT (OLD) AT THE SOUTHERLY CORNER OF LOT 448 ON THE PLAN ENTITLED "HILLSBORO PARK, SECTION V" OF RECORD IN PLAT BOOK 2663, PAGE 45, R.O.D.C.;

THENCE, WITH SAID LOT 448 AND LOT 450, NORTH 55 DEGREES 33 MINUTES 22 SECONDS EAST, 383.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,227,733 SQUARE FEET OR 51.14 ACRES MORE OR LESS.

THIS DESCRIPTION IS IN ACCORDANCE WITH A CATEGORY I BOUNDARY SURVEY PERFORMED BY RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TN. 37206. PH (615)244-8591, ON AUGUST 22, 2008, BY TED J. STEVENSON II, RLS NUMBER 2136. PROJECT NUMBER 08-085 WORK ORDER 8811. BEARINGS SHOWN HEREON ARE BASED ON THE PLAN ENTITLED "HILLSBORO PARK, SECTION IV" OF RECORD IN PLAT BOOK 2331, PAGE 142, R.O.D.C.

THE ABOVE DESCRIBED PROPERTY IS THE SAME PROPERTY AS DEVISED TO BARBARA DAVIS JOHNSTON AND KATHERINE DAVIS MURFREE OF RECORD IN WILL BOOK 139, PAGE 62, R.O.D.C. AND A PORTION OF THE PROPERTY CONVEYED TO PAUL M. DAVIS, JR OF RECORD IN DEED BOOK 2337, PAGE 160, R.O.D.C.

TRACT 2

BEING A CERTAIN PARCEL OF LAND LYING IN THE THIRTY-FOURTH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, NASHVILLE, TENNESSEE. SAID PARCEL IS LOCATED ON THE NORTHERLY RIGHT-OF-WAY OF OTTER CREEK ROAD, SOUTH 39 DEGREES 15 MINUTES 53 SECONDS EAST, 96.24 FEET FROM THE INTERSECTION OF TIMOTHY DRIVE AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT (OLD) IN THE NORTHERLY RIGHT-OF-WAY OF OTTER CREEK ROAD AT THE SOUTH CORNER OF LOT 9 ON THE PLAN ENTITLED "OTTER CREEK ESTATES, SECTION 1" OF RECORD IN PLAT BOOK 2331, PAGE 157, R.O.D.C. (REGISTER'S OFFICE OF DAVIDSON COUNTY) AND BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID LOT 9, NORTH 71 DEGREES 21 MINUTES 01 SECONDS EAST, 274.01 FEET TO A CONCRETE

MONUMENT (OLD) AT THE SOUTHWESTERLY CORNER OF LOT 64 ON THE PLAN ENTITLED "OTTER CREEK HILLS" OF RECORD IN PLAT BOOK 2900 , PAGE 110, R.O.D.C.;

THENCE, WITH SAID LOT 64, NORTH 71 DEGREES 13 MINUTES 27 SECONDS EAST, 84.02 FEET TO AN IRON ROD (OLD);

THENCE, CONTINUING WITH SAID LOT 64, NORTH 31 DEGREES 07 MINUTES 02 SECONDS EAST, 87.60 FEET TO AN IRON ROD (NEW) AT THE WESTERLY CORNER OF KATHERINE B. HINES AND HUSBAND, WILLIAM GARY HINES OF RECORD AS INSTRUMENT NUMBER 200608110099216, R.O.D.C.

THENCE, WITH SAID HINES, SOUTH 24 DEGREES 33 MINUTES 09 SECONDS EAST, 870.77 FEET TO AN IRON ROD (OLD) IN THE NORTHERLY RIGHT-OF-WAY OF OTTER CREEK ROAD;

THENCE, WITH SAID RIGHT-OF-WAY, WITH A CURVE CONCAVE TO THE RIGHT WITH A DELTA ANGLE OF 35 DEGREES 17 MINUTES 55 SECONDS, WITH A RADIUS OF 1069.00 FEET, WITH AN ARC LENGTH OF 658.59 FEET, WITH A CHORD BEARING OF NORTH 56 DEGREES 54 MINUTES 51 SECONDS WEST, 648.22 FEET TO AN IRON ROD (NEW);

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY, NORTH 39 DEGREES 15 MINUTES 53 SECONDS WEST, 320.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 229,800 SQUARE FEET OR 5.28 ACRES MORE OR LESS.

THIS DESCRIPTION IS IN ACCORDANCE WITH A CATEGORY I BOUNDARY SURVEY PERFORMED BY RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TN. 37206. PH (615)244-8591, ON AUGUST 22, 2008, BY TED J. STEVENSON II, RLS NUMBER 2136. PROJECT NUMBER 08-085 WORK ORDER 8811. BEARINGS SHOWN HEREON ARE BASED ON THE PLAN ENTITLED "HILLSBORO PARK, SECTION IV" OF RECORD IN PLAT BOOK 2331, PAGE 142, R.O.D.C.

THE ABOVE DESCRIBED PROPERTY IS THE SAME PROPERTY AS DEVISED TO BARBARA DAVIS JOHNSTON AND KATHERINE DAVIS MURFREE OF RECORD IN WILL BOOK 139, PAGE 62, R.O.D.C. AND A PORTION OF THE PROPERTY CONVEYED TO PAUL M. DAVIS, JR OF RECORD IN DEED BOOK 2337, PAGE 160, R.O.D.C.

THIS CONVEYANCE is made subject to all restrictions, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

WITNESS MY HAND on this the 15 day of Sept, 2008.

Katherine Davis Murfree
KATHERINE DAVIS MURFREE

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named KATHERINE DAVIS MURFREE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument (QUITCLAIM DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 15th day of Sept., 2008.

Janice M. Smith
Notary Public

JANICE M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY, TENN.

My commission expires: 10/17/2010

STATE OF TENNESSEE
COUNTY OF Rutherford

I hereby swear or affirm that the actual consideration for this transfer is NONE.

Affiant

Sworn to and subscribed before me,
this 15th day of September, 2008.

Janice M. Smith
Notary Public

My commission expires: 10/17/2010

