Davidson County DEEDQC
Recvd: 10/23/08 13:25 7 pgs
Fees:37.00 Taxes:0.00
20081023-0106183

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS |
|---|---|---|
| Lori D. Halloran and<br>Jay H. Ross<br>P.O. Box 50813<br>Nashville, TN 37205 | New Owners | **Parcel I**<br>Map 068<br>Parcel 55.00<br>**Parcel II**<br>Map 58<br>Parcels 200 of 50<br>**Parcel III**<br>Map 69<br>Parcel 1 |

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination

# QUITCLAIM DEED

Know all persons by these presents, Halloran Ross Investments, a Tennessee General Partnership (hereinafter referred to as the "Grantor") does hereby quitclaim, bargain, and convey unto Lori D. Halloran and Jay H. Ross, as tenants in common (hereinafter, collectively referred to as the "Grantee") all of Grantor's interest in the following described parcels of real estate located in Davidson County, Tennessee.

Parcel I

Legal description is attached hereto as Exhibit A and incorporated herein by this reference.

Being the same property conveyed to Halloran Ross Investments by Warranty Deed from William M. Council of record in Instrument No. 20070313-0030839, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 4514 Ashland City Highway, Nashville, Tennessee 37218

Parcel II

Legal description is attached hereto as Exhibit B and incorporated herein by this reference.

Being the same real property conveyed to Halloran Ross Investments by Warranty Deed from Stanley D. Lanham et ux of record in Instrument No. 20030618-0084423 Register's Office for Davidson County, Tennessee.

This is unimproved real property located on Cate Road in Davidson County, Tennessee.

Parcel III

Legal description is attached hereto as Exhibit C and incorporated herein by this reference.

Being the same real property conveyed to Halloran Ross Investments by Warranty Deed from Craig Dooley and Scott Dooley of record in Instrument No. 20010611-0061435, Register's Office for Davidson County, Tennessee.

This is unimproved real property located on Briley Parkway in Nashville, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $0.00.
(
(
(
Affiant
(Subscribed and sworn to before me
(this 22nd day of October, 2008.
(
(
(
Notary Public
(My Commission Expires: My Commission Expires 01/09/2012
(

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 22nd day of October, 2008.

HALLORAN ROSS INVESTMENTS

By: _____
James M. Halloran, General Partner

By: _____
Alton Ross, General Partner

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, Ryan Hunter Alsup of the state and county mentioned, personally appeared James M. Halloran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of the Halloran Ross Investments and as such general partner acknowledged that he is authorized to execute the foregoing instrument on behalf of the Halloran Ross Investments the within named bargainor, a general partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by himself as a partner.

Witness my hand and seal, at office in Nashville, TN this 22nd day of October, 2008.

Ryan Hunter Alsup
Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires 01/09/2012

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, Ryan Hunter Alsup of the state and county mentioned, personally appeared Alton Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of the Halloran Ross Investments and as such general partner acknowledged that he is authorized to execute the foregoing instrument on behalf of the Halloran Ross Investments the within named bargainor, a general partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by himself as a partner.

Witness my hand and seal, at office in Nashville, TN. this 22nd day of October, 2008.

Ryan Hunter Alsup
Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires 01/09/2012

SCHEDULE A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 3 ON THE PLAN OF MARTHA A. SIMPKINS, DECEASED, WHICH PLAN IS RECORDED IN MINUTE BOOK "CC", PAGE 95, CIRCUIT COURT OF SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN M. SULLIVAN, CIVIL ENGINEER, DATED OCTOBER 14, 1967, AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF HYDES FERRY PIKE AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO SALLIE A. ELLISON, OF RECORD IN BOOK 3953, PAGE 683; THENCE NORTH 0° 33' WEST 200 FEET TO A POINT; THENCE SOUTH 86° 50' WEST 60 FEET; THENCE SOUTH 0° 33' EAST 200 FEET TO THE NORTHERLY MARGIN OF HYDES FERRY PIKE; THENCE EASTERLY 60 FEET TO THE BEGINNING, CONTAINING 0.28 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED BY DECREE FOR REDEMPTION AS RECORDED ON THE 7TH DAY OF MARCH, 1996 IN BOOK 9972, PAGE 542; FINAL DECREE CONFIRMING SALE AS RECORDED ON THE 17TH DAY OF MARCH, 1995 IN BOOK 9620, PAGE 551; DECREE FOR REDEMPTION AS RECORDED ON THE 26TH DAY OF JULY, 1990 IN BOOK 8160, PAGE 979 AND WARRANTY DEED FROM SALLIE A. ELLISON TO HENRY MAJORS AND WIFE, BAILUS MAJORS AS RECORDED ON THE 25TH DAY OF DECEMBER, 1967 IN BOOK 4201, PAGE 504, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

LESS AND EXCEPT

THIRTEENTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE

BEGINNING AT THE POINT OF INTERSECTION OF THE EXISTING NORTH MARGIN OF S.R. 12 AND THE WEST BOUNDARY OF THE MARSHALL NEY CHEATHAM AND WIFE PROPERTY; THENCE WITH SAID NORTH MARGIN WESTWARDLY 60 FEET MORE OR LESS TO A POINT IN THE SOUTHEAST CORNER OF THE CHURCH OF THE LIVING GOD PROPERTY; THENCE WITH THE CHURCH'S EAST BOUNDARY NORTH 05 DEGREES 03 MINUTES 37 SECONDS EAST 52 FEET MORE OR LESS; THENCE NORTH 89 DEGREES 19 MINUTES 06 SECONDS EAST 61 FEET MORE OR LESS TO A POINT IN CHEATHAM'S WEST BOUNDARY; THENCE WITH SAID WEST BOUNDARY SOUTH 05 DEGREES 03 MINUTES 37 SECONDS WEST 55 FEET MORE OR LESS TO THE POINT OF BEGINNING AND CONTAINING 3188 SQUARE FEET AND BEING PART OF THE SAME PROPERTY CONVEYED TO HENRY MAJORS AND WIFE, BAILUS MAJORS BY SALLIE A. ELLISON AS OF RECORD IN BOOK 4201, PAGE 504, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE ABOVE DESCRIBED PROPERTY IS HEREBY CONDEMNED IN FEE SIMPLE AND THE LIEN FOR PROPERTY TAXES AGAINST THE SAME IS TO BE REMOVED AS PROVIDED FOR IN SECTION 67-5-203, T.C.A.

THE ABOVE DESCRIBED PROPERTY IS IMPROVED AND IS LOCATED ON THE NORTH SIDE OF HYDES FERRY PIKE 2500 FEET MORE OR LESS WEST OF CATO ROAD.

BEING THE SAME PROPERTY CONVEYED BY FINAL DECREE VESTING TITLE OF PROPERTY IN PETITIONER, RECORDED IN BOOK 8429, PAGE 714, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

The property herein described is located in the 13th Civil District of Davidson County, Tennessee; situated in the southwest quadrant of Cato Road and Tennessee Highway 155 - Briley Parkway, approximately 1.5 miles west of the intersection of Tennessee Highway 12 - Ashland City Highway; being Job Number 2003060T as described according to a survey performed by Richard D. Graves, Tennessee Registered Land Surveyor Number 1628, on the 3rd day of June, 2003 in detail as follows:

**Beginning**on a half inch iron re-bar set on the south right-of-way of Cato Road and the west right-of-way of Tennessee Highway 155 - Briley Parkway, being set 1.42 feet northwest of a concrete highway right-of-way monument found, being the northeast corner of the herein described tract, thence running and cornering with the west right-of-way of Tennessee Highway 155 - Briley Parkway for the next five calls: S 04 degrees 55 minutes 20 seconds W 513.10 feet to a half inch iron re-bar set 1.17 feet north of a concrete highway right-of-way monument found, thence S 09 degrees 38 minutes 12 seconds W 301.30 feet to a half inch iron re-bar set, thence S 02 degrees 50 minutes 26 seconds W 900.29 feet to a half inch iron re-bar set, thence S 03 degrees 14 minutes 34 seconds E 357.63 feet to a concrete highway right-of-way monument found, thence S 07 degrees 03 minutes 24 seconds E 41.00 feet to a half inch iron re-bar set on the west right-of-way of Tennessee Highway 155 - Briley Parkway, at a corner of Halloran Ross Investments (Instrument Number 20010611-0061435), being located N 07 degrees 03 minutes 24 seconds W 6.50 feet from a concrete highway right-of-way monument found, thence running with Halloran Ross Investments (Instrument Number 20010611-0061435) N 85 degrees 00 minutes 23 seconds W 532.29 feet to a planted stone found with a five-eights inch iron re-bar found for reference at a corner of Halloran Ross Investments (Instrument Number 20010611-0061435) in the line of the Trustee's of The Church of the Living God, The Pillar and Ground of the Truth, Inc. (D.B. 5696 P. 955), thence running and cornering with the Trustee's of the Church of the Living God, The Pillar and Ground of the Truth, Inc. (D.B. 5696 P. 955) for the next two calls: N 06 degrees 46 minutes 18 seconds E 135.79 feet to a half inch iron re-bar set in a fence line, thence N 00 degrees 13 minutes 22 seconds W 111.73 feet to a half inch iron re-bar found in an old corner post hole at the northeast corner of the Trustee's of the Church of the Living God, The Pillar and Ground of the Truth, Inc. (D.B. 5696 P. 955) at the southeast corner of Ira A. Morgan (D.B. 4198 P. 214), thence running with Ira A. Morgan (D.B. 4198 P. 214) N 07 degrees 14 minutes 40 seconds E 622.70 feet to a corner post found at the northeast corner of Ira A. Morgan (D.B. 4198 P. 214) with the southeast corner of Ronnie and Regina Calhoun (Instrument Number 20011017-0112958), thence running with Ronnie and Regina Calhoun (Instrument Number 20011017-0112958) N 06 degrees 49 minutes 59 seconds E 250.00 feet to a one inch pipe found at the northeast corner of Ronnie and Regina Calhoun (Instrument Number 20011017-0112958) with the southeast corner of Paul Porter (D.B. 4185 P. 351), thence running with Paul Porter (D.B. 4185 P. 351) N 07 degrees 15 minutes 34 seconds E 301.98 feet to a one inch pipe found at the northeast corner of Paul Porter (D.B. 4185 P. 351) with the southeast corner of the Secretary of H.U.D. Property (Instrument Number 20020502-0053783), thence running with the Secretary of H.U.D. Property (Instrument Number 20020502-0053783) N 06 degrees 35 minutes 22 seconds E 106.39 feet to a one inch pipe found by a Mulberry Snag in the line of the Secretary of H.U.D.

Property (Instrument Number 20020502-0053783) at the southwest corner of Billy Hollis (D.B., 11167 P. 149), thence running with the south line of Billy Hollis (D.B. 11167 P. 149) and Gary H. and Christal D. Batey (D.B. 10479 P. 193) S 61 degrees 55 minutes 02 seconds E233.53 feet to a half inch iron re-bar set at a corner of Gary H. and Christal D. Batey (D.B. 10479 P. 193), thence running and cornering with Gary H. and Christal D. Batey (D.B. 10479 P. 193) for the next three calls: S 02 degrees 43 minutes 01 second W 58.00 feet crossing a branch to a half inch iron re-bar set, thence S 62 degrees 25 minutes 22 seconds E 145.09 feet to a half inch iron re-bar set, thence N 05 degrees 43 minutes 08 seconds E 787.00 feet crossing the branch to a half inch iron re-bar set on the south right-of-way of Cato Road in the line of Gary H. and Christal D. Batey (D.B. 10479 P. 193), thence running and cornering with the south right-of-way of Cato Road for the next two calls: with a curve to the right having a delta of 00 degrees 06 minutes 37 seconds, a radius of 4,180.69 feet, a tangent of 4.02 feet, a chord of S 85 degrees 39 minutes 21 seconds E 8.05 feet, running along the curve for an arc length of 8.05 feet to a half inch iron re-bar set, thence S 82 degrees 58 minutes 03 seconds E 51.92 feet to the beginning, containing 15.86 acres more or less.

Being the same property conveyed to Stanley D. Lanham and wife, Betty V. Lanham by Instrument of record in Instrument No. 20003090024163, said Register's Office, to create tenants by the entirety ownership.

EXHIBIT C

Land in Davidson County, Tennessee, being located in the northwest quadrant of Hydes Ferry Pike and Briley Parkway and more particularly described as follows:

Beginning at a point in the Northern right-of-way of Hydes Ferry Pike, said point being the southeast corner of the Henry Majors Tract, thence with said right-of-way N 89 deg. 19' 06" E 7.0 feet to a point; thence N 77 deg. 15' 08" E 107.91 feet to a point; thence S 85 deg. 47' 47" E 234.97 feet to a point; thence S 66 deg. 39' 19" E 194.48 feet to a point; the beginning of a curve to the left; thence with the chord of a curve having a radius of 95.00 feet and a length of 126.67 feet N 48 deg. 20' 41" E 117.49 feet (chord); thence N 0 deg. 11' 05" E 819.12 feet to a point; thence N 9 deg. 49' 25" E 216.85 feet to a point; thence N 84 deg. 37' 42" W 562 feet more or less to a point; thence S 4 deg. 51' 54" W 1097 feet more or less to the point of beginning, said tract containing 14.2 acres more or less.

Being the same property conveyed to Craig Dooley and Scott Dooley by deed from Howard W. Green and wife, Constance Simms Green and Robert P. Ziegler, Executor of the Estate of Yolande Johnson Cheatham of record in Book 9994, page 980, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

This is not now nor has it ever been the primary residence of the Grantors herein.