Davidson County DEEDQC
Recvd: 01/30/09 16:09 4 pgs
Fees:22.00 Taxes:0.00
20090130-0008342

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janie Burke Ledyard 109 Temple Hollow Circle Nashville, TN 37221	Same	Map: 94 Par: 27

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE

Janie Burke Ledyard
Affiant

SUBSCRIBED AND SWORN to before me this 29th day of January 2009.

John L. Carson
Notary Public
My Commission Expires: My Commission Expires JULY 25, 2009

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

FOR AND IN CONSIDERATION of Ten ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for the express purpose of distributing a trust pursuant to the terms thereof, we, the undersigned, CHARLES M. BURKE and JANIE BURKE LEDYARD, Co-Trustees of the Verna Head Burke Trust u/w/o Jim C. Burke, deceased, by these presents do hereby quitclaim and convey unto JANIE BURKE LEDYARD, her heirs and assigns, all of our right, title and interest in and to that certain tract or parcel of real property located in Davidson County, Tennessee and more fully described as follows:

Being a parcel of land in the 1st, formerly 3rd, Civil District, Nashville, Davidson County, Tennessee, located on the north margin of Lebanon Road, east of Omohundro Drive and west of Spence Lane, and further being Parcel 1, as shown on a survey by WRIGHT & ASSOCIATES, dated December 7, 1989, and last revised May 7, 1990, more particularly described as follows:

Beginning at an iron pin in the east line of S. R. Rehorn, said pin being 60 feet from the centerline of Lebanon Road as shown on State Highway plans S.P. 57 S.G. 1957; thence, with Rehorn, N 16° 52' 08" E, 81.10 feet to an iron pin, thence, N 73° 07' 52" W, 150.00 feet to an iron pin; thence, N 13° 02' 11" E, 75.00 feet; thence, N 70° 25' 03" W, 148.81 feet to an iron pin, thence, N 02° 10' 25" E, 363.40 feet to an iron pin, thence, with the southern margin of Freightliner Drive, N 63° 03' 36" E, 373.35 feet to an iron pin, thence, with the south line of Prentice L. Andrews and A. C. Manning of record in Book 4425, page 614, Register's Office for Davidson County, Tennessee and Robert D. Poole, of record in Book 7450, page 583, S 79° 06' 36" E, 407.41 feet to an iron pin in Poole's south line, thence, severing property of Jim C. Burke, S 00° 01' 23" E, 236.40 feet, to an iron pin in the north line of a TVA Transmission Line easement, thence, with said easement, S 89° 55'

18" E, 50.00 feet to an iron pin, thence, S 00° 01' 23" E, 128.58 feet to an iron pin, thence, S 08° 10' 22" W, 173.01 feet to an iron pin, thence, S 13° 05' 36" W,173.01 feet to an iron pin, thence, S 13° 05' 36" W, 304.25 feet to an iron pin in the north margin of Lebanon Road, thence, with said Road, along a curve to the right in a northwesterly direction, said curve having a central angle of 04° 38' 45", a radius of 1,849.86 feet, a chord of 149.96 feet, bearing N 75° 27' 14" W, 150.00 feet to an iron pin, thence, N 73° 07' 52" W, passing a concrete Highway Monument at 325.57 feet, a total distance of 329.47 feet to the point of beginning.

Being a portion of the property conveyed to Verna H. Burke and Charles M. Burke, Co-Trustees, by Quitclaim Deed of record in Book 8328, page 37, Register's Office for Davidson County, Tennessee.

INCLUDED in the foregoing description but EXCLUDED from the property conveyed hereunder are the following tracts or parcels:

EXCLUDED TRACT A

Being a parcel of land in the 1st, formerly 3rd, Civil District, Nashville, Davidson County, Tennessee located on the north margin of Lebanon Road, east of Omohundro Drive and west of Spence Lane, and further being a portion of Parcel 1, as shown on a survey by WRIGHT & ASSOCIATES, dated December 7, 1989, and last revised May 7, 1990, more particularly described as follows:

Beginning at an iron pin in the east line of S. R. Rehorn, said pin being 60 feet from the centerline of Lebanon Road as shown on State Highway plans S.P. 57 S.G. 1957, thence with Rehorn, N 16° 52' 08" E, 81.10 feet to an iron pin, thence, N 73° 07' 52" W, 150.00 feet to an iron pin, thence N 13° 02' 11" E, 75.00 feet, thence, severing property held by Trustees of Verna Head Burke Trust, S 70° 25' 03" E, 339.07 feet, thence, S 14° 00' 00" W, 140.00 feet to an iron pin, thence, N 73° 07' 52" W, passing a concrete Highway Monument at 186.70 feet, a total distance of 190.60 feet to the point of beginning, containing .868 acres, more or less.

Being the same property conveyed to Verna H. Burke by Quitclaim Deed of record in Book 8826, page 137, Register's Office for Davidson County, Tennessee and subsequently conveyed by Verna H. Burke to Janie Lee Burke (now Janie Burke Ledyard) by Quitclaim Deed of record in Book 8826, page 139, Register's Office for Davidson County, Tennessee.

EXCLUDED TRACT B

Being a 25' wide strip or parcel of land in the 1st, formerly 3rd, Civil District, Nashville, Davidson County, Tennessee located on the north margin of Lebanon Road, east of Omohundro Drive and west of Spence Lane and more particularly described as follows:

Said property fronts 25 feet in width on Lebanon Road, the southeast corner of which is a point (the "Point of Beginning") determined as hereinafter provided, and runs back in a northerly direction between parallel lines a total distance of 815.19 feet. The easterly line of said property is described as follows:

Beginning at the Point of Beginning, thence N 13 degrees 05' 36" E, 26.78 feet, thence, N 13 degrees 05' 36" E, 283.98 feet, thence N 08 degrees 10' 22" E, 44.28 feet, thence N 08 degrees 10' 22" E,

122.20 feet, thence N 00 degrees 01' 23" W, 337.95 feet to a dead line.

TO DETERMINE THE POINT OF BEGINNING:

BEGINNING at a concrete monument marking the southwest corner of Leroy Smith, of record in Book 5611, Page 205, Register's Office for Davidson County, Tennessee, located on the north margin of Lebanon Road, thence N 80 degrees 44' 41" W, 439.80 feet, thence N 09 degrees 15' 19" E, 25.00 feet, thence N 80 degrees 44' 41" W, 69.05 feet, thence with a curve to the right having a central angle of 03 degrees 37' 25", a radius of 1,849.86 feet, 95.83 feet to a point, said point being the Point of Beginning of the herein described property.

Being the same property conveyed to Burke, Inc. by Quitclaim Deed from Verna H. Burke and Charles M. Burke, Co-Trustees of the Verna Head Burke Trust u/w/o Jim C. Burke, deceased, of record at Instrument No. 20060705-0080408, Register's Office for Davidson County, Tennessee.

This improved property is known as 1122 Lebanon Pike, Nashville, Tennessee 37210.

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

Charles M. Burke and Janie Burke Ledyard convey in their fiduciary capacities only and not individually.

WITNESS our hands as of the 1st day of January, 2009.

Charles M. Burke

CHARLES M. BURKE, Co-Trustee of the Verna Head Burke Trust u/w/o Jim C. Burke

Janie Burke Ledyard

JANIE BURKE LEDYARD, Co-Trustee of the Verna Head Burke Trust u/w/o Jim C. Burke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of State and County aforesaid, personally appeared CHARLES M. BURKE, Co-Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of January, 2009.

JOHN L. VAN CLEAVE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

7-25-09

My Commission Expires JULY 25, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of State and County aforesaid, personally appeared JANIE BURKE LEDYARD, Co-Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of January, 2009.

JOHN L. VAN CLEAVE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

7-25-09

My Commission Expires JULY 25, 2009