This Instrument Prepared By:
Laurence M. Papel, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
211 Commerce Street, Suite 1000
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 02/06/09 09:49 3 pgs
Fees:17.00 Taxes:0.00
20090206-0010424

QUITCLAIM DEED

081444-cs

ADDRESS NEW OWNER:
Foxlynn Partners
1023 Foxwood Road
Nashville, TN 37215

SEND TAX BILLS TO:
Same

MAP & PARCEL:
Map 144-3, Parcel 3

For and in consideration of the sum of $10.00 cash in hand paid, **JAMES M. DOWNING AND SUE K. DOWNING**, husband and wife, hereinafter collectively called the Grantors, do hereby quitclaim and convey unto **FOXLYNN PARTNERS**, a Tennessee general partnership, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

This is improved property known as 1023 Foxwood Road, Nashville, Tennessee 37215. This is the same description as in the previous deed.

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

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.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands as of November 30, 2008.

GRANTORS:

James M. Downing
JAMES M. DOWNING

Sue K. Downing
SUE K. DOWNING

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, James M. Downing and Sue K. Downing, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this the 23rd day of December, 2008.

Lori A. McManus
Notary Public

LORI A. McMANUS
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY, TENN.

My commission expires: Sept. 3, 2012

My Commission Expires SEPT. 3, 2012

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $ - 0 -.

Affiant

Subscribed and sworn to before me, this the 24 day of December, 2008.

Lura Brady
Notary Public

NOTARY PUBLIC
STATE OF TENNESSEE

My Commission Expires: 7-24-2010

Return To:
Prepared By:
Jason A. Kron
Jason Kron
Heritage Title Services, LLC
1717 Alliant Avenue, Suite 5
Louisville, KY 40299

EXHIBIT "A"

LAND LYING IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE EASTERLY PART OF LOT NO. 25 AND ALL OF LOT NO. 26 ON THE PLAN OF CHICKERING HILLS, SECTION ONE, AS OF RECORD IN BOOK 2331, PAGE 8, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING ON THE WESTERLY MARGIN OF FOXWOOD ROAD AT THE CORNER OF LOTS NOS. 11 AND 26; THENCE WITH THE LINE BETWEEN LOTS NOS. 11, 26 AND 25 WESTWARDLY 208.3 FEET TO A POINT 99 FEET WEST OF THE CORNER OF LOTS NOS. 25 AND 26; THENCE SOUTHWARDLY 271.5 FEET TO THE NORTHERLY MARGIN OF LYNNWOOD BOULEVARD; THENCE WITH SAME EASTWARDLY 128 FEET TO THE CORNER OF LOTS NOS. 25 AND 26 AND CONTINUING WITH SAID BOULEVARD 153.6 FEET, IN ALL 281.6 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE WITH A RADIUS OF 25 FEET NORTHEASTWARDLY 37.66 FEET TO THE WESTERLY MARGIN OF SAID FOXWOOD ROAD; THENCE WITH THE SAME AROUND A SLIGHT CURVE IN A NORTHERLY DIRECTION 119.2 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING WITH SAME NORTHWARDLY 159.2 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING WITH SAME AROUND A SLIGHT CURVE NORTHWARDLY 52.4 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JAMES M. DOWNING AND SUE K. DOWNING, MARRIED, BY DEED FROM SRM DEVELOPMENT, LLC, OF RECORD AS INSTRUMENT NO. 200609110112101, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.