Davidson County DEEDQC
Recvd: 02/11/09 12:47 6 pgs
Fees:32.00 Taxes:0.00
20090211-0011921

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238
Doc. 7275699 11/11/08 /ldc

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
River Road Strategic Investors, L.P. 4000 West End Ave., Apt. 104 Nashville, TN 37205	Same Attention: Alton Ross, Jr.	See Attached Exhibit A For Parcel ID Numbers

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, ALTON ROSS, JR., by these presents does hereby quitclaim and convey unto RIVER ROAD STRATEGIC INVESTORS, L.P., a Tennessee limited partnership, its successors and assigns, all of my right, title and interest in and to the following properties described on Exhibit A hereto.

The legal descriptions on Exhibit A hereto are the same as that contained in the prior deeds.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 16 day of January, 2009.

ALTON ROSS, JR.

Dolores Moulton, Register
Cheatham County Tennessee

Rec #:	155755	Instrument #:	114628
Rec'd:	30.00	Recorded	
State:	0.00	2/4/2009 at	10:15 AM
Clerk:	0.00	in Record Book	310
EDP:	2.00	Pgs	224-229
Total:	32.00		

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Alton Ross, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of January, 2009.

Debra J LaForge
Notary Public

My Commission Expires:
11/2/11

DEBRA J. LaFORGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me this 16th day of January, 2009.

11/2/11 Debra J LaForge
Notary Public

My Commission Expires:
11/2/11

DEBRA J. LaFORGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PARCEL NO. 1 – Map 75, Parcel 15.00 (Cheatham County)

BEING a tract of land as shown on property Map 74, Assessor's Office, and lying wholly within the 9th Civil District Cheatham County, Tennessee, being bounded in general by the Cumberland River on the North, River Road on the South, and the Frances Ann Ford remainder on the East and West, more particularly described as follows: BEGINNING at a concrete State R.O. W. Monument on the North side of the River Road right-of-way and also being located N. 36° 12' 03" W. 230.35 feet from the centerline intersection of Pond Creek Road and River Road; thence with the right-of-way of said road, N. 43° 36' 55" W. 199.63 feet to an iron pin set; thence leaving River Road and with the Ford remainder, N. 09° 23' 28" E. 340.08 feet to an iron pin set; thence N. 43° 36' 55" W. 198.48 feet to an iron pin set; thence N. 01° 52' 17" E. 888.74 feet to an iron pin set in the Cumberland River Corps. Of Engineers South line, said pin being located S. 67° 42' 14" E. 1214.25 feet from Corps of Engineers Monument G-725-14; thence leaving Ford and with the Cumberland River, S. 67° 42' 14" E. 395.03 feet to an iron pin set; thence leaving the Cumberland River and again with Ford remainder and a fence S. 31° 52' 17" W. 1039.79 feet to an iron pin set in the fence; thence leaving the fence and still with the Ford remainder S. 09° 26' 30" W. 339.85 feet to a concrete State R.O.W. Monument; thence S. 46° 23' 05" W. 15.00 feet to the point of beginning, containing 10.00 acres , more or less, according to survey dated February 10, 1998; by Randolph L. Chapdelaine, R. S. L. Tennessee License No. 1444, 5106 Old Harding Road, Franklin, Tennessee 37064.

Being the same property conveyed to Alton Ross, Jr. by Warranty Deed of record in Deed Book 455, page 98, Register's Office for Cheatham County, Tennessee.

PARCEL NO. 2 – Map 74, Parcel 08.02 (Cheatham County)

Tract #1

Lying in the 9th Civil District of Cheatham County, TN and being a portion of a tract of property belonging to Frances Ann Ford (Tax Map #74, Parcel #8) as described in Deed Book 128, Page 234 at the Register's Office of Cheatham County, TN and being more particularly described according to a survey by the Reasons Company, dated August 27, 1999 whose address is; 179 Belle Forest Circle, Suite 203A, Nashville, TN 37221, as follows:

Beginning at an old iron rod in the North R.O.W. of River Road at the Southwest corner of Alton Ross Jr.; thence from said point of beginning and with said R.O.W. the following calls: North 43 degrees 37 minutes 15 seconds West 350.04 feet to an old concrete monument, North 46 degrees

22 minutes 20 seconds East 5.00 feet to an old concrete monument, North 43 degrees 37 minutes 40 seconds West 200.00 feet to an old concrete monument, South 45 degrees 22 minutes 20 seconds West 5.00 feet to an old concrete monument, North 43 degrees 41 minutes 20 seconds West 512.92 feet to an old concrete monument, along a curve to the left with radius = 2895.03 feet, length = 845.65 feet and chord bearing and distance = North 51 degrees 59 minutes 07 seconds West 842.65 feet to an old concrete monument.

North 29 degrees 38 minutes 48 seconds East 5.00 feet to an old concrete monument, along a curve to the left with radius = 2900.03 feet, length = 303.25 feet and chord bearing and distance = North 63 degrees 20 minutes 56 seconds West 303.11 feet to an old concrete monument,

South 23 degreed 39 minutes 19 seconds West 5.00 feet to an old concrete monument, along a curve to the left with radius = 2895.03, length = 317.35 feet and chord bearing and distance = North 69 degrees 29 minutes 06 seconds West 317.19 feet,

North 72 degrees 37 minutes 31 seconds West 234.24 feet to an old fence corner post at the Southeast corner of Lost Hollow Lim. Part.; thence leaving the R.O.W. of River Road and with Lost Hollow Lim. Part. North 05 degrees 48 minutes 33 seconds East 176.69 feet to a new iron rod; thence on lines with the United States of America the following calls:

North 39 degrees 24 minutes 37 seconds East 200.00 feet to an old concrete monument, South 64 degrees 05 minutes 23 seconds East 450.00 feet to an old concrete monument, North 38 degrees 54 minutes 37 seconds East 230.00 feet to an old concrete monument, North 65 degrees 35 minutes 23 seconds West 515.00 feet to an old concrete monument, North 23 degrees 54 minutes 37 seconds East 130.00 feet to an old concrete monument; thence continuing with the United States of America and on lines South of the Cumberland River the following calls:

South 68 degrees 09 minutes 31 seconds East 1309.59 feet to an old concrete monument, South 67 degrees 42 minutes 14 seconds East 1214.25 feet to an old iron rod at the Northwest corner of Ross; thence on lines with Ross the following calls:

South 31 degrees 52 minutes 17 seconds West 888.74 feet to an old iron rod, South 43 degrees 36 minutes 55 seconds East 198.48 feet to an old iron rod, South 09 degrees 23 minutes 28 seconds West 340.08 feet to the point of beginning and containing 43.02 Acres.

There is included in the above description is a River Road Utility District 15 feet wide utility easement as described in Deed Book 293, Page 767.

Tract #2

Lying in the 9th Civil District of Cheatham County, TN and being a portion of a tract of property belonging to Frances Ann Ford (Tax Map #74, Parcel #8) as described in Deed Book 128, Page 234 at the Register's Office of Cheatham County, TN and being more particularly described as according to a survey by The Reasons Company, dated August 27, 1999 whose address is 179 Belle Forest Circle, Suite 203A, Nashville, TN 37221, as follows:

Beginning at a new iron rod in the North R.O.W. of River Road in the Eastern line of the larger tract of which this is a part; thence with said R.O.W. the following calls:

North 43 degrees 35 minutes 40 seconds West 455.73 feet to an old concrete monument in the East line of Alton Ross Jr.; thence on lines with Ross the following calls:

North 09 degrees 26 minutes 30 seconds East 339.85 feet to an old iron rod, North 31 degrees 52 minutes 17 seconds East 1039.79 feet to an old iron rod South of the Cumberland River in the United States of America line; thence with the United States of America South 67 degrees 42 minutes 14 seconds East 442.52 feet to an old concrete monument lying South of the Cumberland River; thence continuing on lines with the U.S.A. the following calls:

South 13 degrees 26 minutes 37 seconds West 372.71 feet to an old concrete monument, South 56 degrees 13 minutes 37 seconds West 300.00 feet to an old concrete monument, North 89 degrees 56 minutes 37 seconds East 173.67 feet to an old concrete monument, South 09 degrees 01 minutes 23 seconds East 340.00 feet to an old concrete monument, South 43 degreed 58 minutes 37 seconds West 285.00 feet to an old concrete monument, North 16 degrees 01 minutes 23 seconds West 235.00 feet to an old concrete monument, South 30 degrees 58 minutes 37 seconds West 622.75 feet to the point of beginning and containing 19.11 Acres.

Included in the above description is a River Road Utility District 15 feet wide utility easement as described in Deed Book 293, Page 767.

Being the same property conveyed to Alton Ross, Jr. by Warranty Deed of record in Deed Book 488, page 89, Register's Office for Cheatham County, Tennessee.

PARCEL NO. 3 – Parcel ID 08900004000 (Davidson County)

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey of James L. Murphy, Jr., dated November 3, 1978, as follows:

BEGINNING at an iron pin 25 feet easterly from the center line of the paving of River Road; said iron pin being northerly 1,111.5 feet, more or less from the center of bridge which is located as the southerly property line of Rivermont Farms, Inc., of record in Book 4024, page 84, Register's Office for said County; thence north along a curve on the easterly margin of River Road, having a chord of N 22 deg. 34' 20" E. 170.00 feet to a iron pin said pin being 25 feet from the center line of paving of River Road; thence S 77 deg. 21' 50" E 918.6 feet to a concrete monument at the witness line of the Cumberland River; thence S 0 deg. 05' 05" W 230.00 feet to a point in the center of a branch; thence S 86 deg. 54' 25" W 234.4 feet to an iron pin for the for the southeast side base of a 30 inch sugar maple; thence N 68 deg. 29' 40" W 781.70 feet to the point of beginning, containing 5.2 acres, more or less.

Being the same property conveyed to Alton Ross, Jr. by Warranty Deed of record in Deed Book 11061, page 655, Register's Office for Davidson County, Tennessee.

PARCEL NO. 4 – Parcel Ids 07800007300 and 07800007400 (Davidson County)

Tract #1

LAND in Davidson County, Tennessee, being a 7.46 acre tract, and being more particularly described according to a survey by L. C. Petty, Tennessee Registered Surveyor Number 55, dated July 7, 1971, as follow:

BEGINNING at a point in the easterly margin of River Road, said point being 2978 feet as measured along the easterly margin of River Road in a northerly direction from the Northwest corner of property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, page 401, Register's Office for Davidson County, Tennessee; thence North 25 degrees 30 minutes West 193 feet in the easterly margin of River Road to a steel post; thence South 84 degrees 00 minutes East 261 feet to a steel post; thence South 85 degrees 30 minutes East 1716 feet to a steel post; thence South 85 degrees 30 minutes East 60 feet, more or less, to the Cumberland River; thence South 06 degrees 45 minutes East 170 feet with the meanders of the Cumberland River to a point; thence North 84 degrees 55 minutes West 68 feet, more or less, to a steel post; thence North 84 degrees 55 minutes West 1660 feet to a steel post; thence North 87 degrees 27 minutes West 250 feet to the point of BEGINNING.

Tract #2

LAND in Davidson County, Tennessee, being a 5.17 acre tract, and being more particularly described according to a survey by L. C. PETTY, Tennessee Registered Surveyor Number 55, dated July 7, 1971, as follows:

BEGINNING at a point in the easterly margin of River Road; said point being 2788 feet as measured along the easterly margin of River Road in a northerly direction from the Northwest corner of property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, page 401, Register's Office for Davidson County, Tennessee; thence North 22 degrees 10 minutes West 190 feet in the easterly margin of River Road to a steel post; thence South 87 degrees 27 minutes East 250 feet to a steel post; thence South 84 degrees 55 minutes East 1660 feet to a steel post; thence South 84 degrees 55 minutes East 68 feet, more or less, to the Cumberland River; thence South 6 degrees 45 minutes East 150 feet with the meanders of the Cumberland River to a point; thence North 82 degrees 48 minutes West 70 feet, more or less, to a steel post; thence North 82 degrees 48 minutes West 1639 feet to a steel post; thence South 71 degrees 24 minutes West 232 feet to the point of BEGINNING.

Being the same property conveyed to Alton Ross, Jr. by Warranty Deed of record in Deed Book 10067, page 878, Register's Office for Davidson County, Tennessee.