BILL GARRETT, Davidson County
Trans:T20090031058 DEEDQC
Recvd: 05/11/09 11:40 4 pgs
Fees:22.00 Taxes:0.00
20090511-0043066

This instrument prepared by:
The Tomcho Law Firm, P.C.
3046 Brightwood Lane
Marietta, Georgia 30067
Attn: Kathleen Tomcho

Send Tax Bills to:
G. Marshall Hart, Jr.
1254 Old Hillsboro Road
Franklin, Tennessee 37069

New Owner is:
G. Marshall Hart, Jr.
1304 Old Hickory Boulevard
Brentwood, Tennessee 37027

MAP: 159-00-0
PARCEL: 028.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Hart-Redd Residential Ventures, LLC**, a Tennessee limited liability company, hereafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and QUITCLAIM unto **G. Marshall Hart, Jr.**, an individual resident of the State of Tennessee, hereafter referred to as "Grantee," his heirs and assigns, Grantor's interest in and to certain tracts or parcels of land in Davidson County, Tennessee, more particularly described as follows, to-wit:

A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT 2 OF THE SUBDIVISION OF THE F. F. ELLIOTT PROPERTY AS RECORDED IN BOOK 4885, PAGE 168, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTHERLY RIGHT-OF-WAY OF OLD HICKORY BLVD. AT THE SOUTHWEST CORNER OF SAID LOT 2 AND THE SOUTHEAST CORNER OF LOT 1, OF THE F. F. ELLIOTT SUBDIVISION; THENCE NORTH 14 DEGREES 54 MINUTES EAST 435.6 FEET TO AN IRON PIN; THENCE NORTH 75 DEGREES 06 MINUTES WEST 239.2 FEET TO AN IRON PIN ON THE EASTERLY LINE OF THE HENRY Z. LIPSCOMB ESTATE; THENCE NORTH 36 DEGREES 00 MINUTES EAST 425.1 FEET TO AN IRON PIN ON THE SOUTHERLY LINE OF PROPERTY BELONGING TO T. C. SUMMERS AS RECORDED IN BOOK 4855, PAGE 160, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN; THENCE SOUTH 79 DEGREES 48 MINUTES EAST 361.0 FEET TO AN IRON PIN MAKING THE NORTHEAST CORNER OF SAID LOT 2 AND THE

NORTHWEST CORNER OF PROPERTY BELONGING TO WILLIAM A. DARDEN AS RECORDED IN BOOK 4187 PAGE 357 REGISTER'S OFFICE OF DAVIDSON COUNTY, TN; THENCE SOUTH 15 DEGREES 00 MINUTES WEST 862.8 FEET TO A FENCE POST ON SAID NORTHERLY RIGHT-OF-WAY OF OLD HICKORY BLVD.; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF OLD HICKORY BLVD. NORTH 75 DEGREES 06 MINUTES WEST 274.4 FEET TO THE POINT OF BEGINNING, CONTAINING 6.82 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO HART-REDD RESIDENTIAL VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, FROM GEORGIANNE HOLDEN STONE, TRUSTEE OF THE GEORGIANNE HOLDEN STONE RESIDENTIAL TRUST, OF RECORD IN INSTRUMENT NO. 20060317-0030781, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

[Signature page and acknowledgement follows.]

WITNESS our hands this 1st day of February, 2009.

GRANTOR:

HART-REDD RESIDENTIAL VENTURES, LLC, a Tennessee limited liability company

By: _____

G. Marshall Hart, Jr.
Manager and Member

ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public for the County and State aforesaid, personally appeared G. MARSHALL HART, JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Manager of HART-REDD RESIDENTIAL VENTURES, LLC, a Tennessee Limited Liability Company, the within named Grantor, and that he executed the foregoing instrument for the purposes therein contained and, as such Manager, is authorized by such Limited Liability Company to so execute such instrument on its behalf.

Witness my hand and official seal in Brentwood, Tennessee this 1st day of February, 2009.

Tammy L. Wright
Notary Public

[SEAL]

My commission expires: 9/19/2011

TAMMY L. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

CONSIDERATION AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.

G. Marshall Hart, Jr.

SWORN TO and subscribed
before me this 1st day of
February, 2009:

Notary Public

[SEAL]

My commission expires: 9/19/2011