BILL GARRETT, Davidson County
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Fees: 22.00 Taxes: 0.00
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This Instrument Prepared By:
Angus Gillis, III, Attorney
SCHULMAN, LeROY & BENNETT, P.C.
PO Box 190676
Nashville, TN 37219-0676

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NOS.
Lynn H. Cawthorne	Same	Map 086
4064 Twin Oaks Lane		Par. 00026500
Antioch, TN 37013		

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Affiant

SWORN TO AND SUBSCRIBED before me this 27th day of July, 2009.

ANNIE G. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

Commission Expires: 5-8-12

This instrument made and entered into on this the 27th day of July, 2009, by and between Twin Oaks Holdings, LLC, Party of the First Part, and Lynn H. Cawthorne, Party of the Second Part,

Lynn Hayes Cawthorne is one and the same person as Lynn Cawthorne or Lynn H. Cawthorne.

WITNESSETH:

That for and in consideration of the sum of $1.00 cash in hand paid, the receipt of which is hereby acknowledged, Twin Oaks Holdings, LLC, a Tennessee limited liability company, Party of the First Part quitclaims unto Lynn H. Cawthorne, Party of the Second Part, all of its right, title and interest in and to the following described real estate, situated in the County of Davidson and State of Tennessee, to wit:

Tract I

Beginning at an iron rod (new) at the intersection of the northerly right-of-way (70 feet wide) of Central Pike with the westerly right-of-way (63 feet from the centerline of the track) of the Nashville & Eastern Railroad; Thence with said northerly right-of-way of Central Pike, North 72° 40' 55" West 319.34 feet to an iron rod (new) at the beginning of a curve in said right-of-way concave to the north and having a radius of 3784.72 feet; Thence, with said curve, northwesterly an arc distance of 262.25 feet through a central angle of 3° 58' 12" (chord: North 70° 41' 49" West 262.20 feet) to a magnetic nail (new); Thence, with the easterly boundary line of the Stones River Investment Company property, of record in Book 5568, page 416 in the Register's Office of Davidson County, Tennessee, as follows: North 10° 48' 49" East 36.87 feet to a magnetic nail (new), and North 46° 57' 21" East 463.04 feet to an iron rod (old) in the southerly boundary line of the Tennessee Secondary School Athletic Association, Inc. property, of record in Book 4157, page 690 in said

Register's Office; Thence, with said boundary line, South 56° 05' 30" East 515.91 feet to an iron rod (new) in said westerly right-of-way of the Nashville & Eastern Railroad; Thence, with said right-of-way, South 41° 56' 09" West 330.95 feet to the beginning containing 5.05 acres or 220,076.6 square feet.

Being the same property conveyed to Stones River Professional Associates, a partnership, by Quitclaim Deed from Ralph Grant, Trustee, and wife, Willedean A. Grant, of record in Book 5711, page 530, Register's Office for Davidson County, Tennessee.

Included in the foregoing but expressly excluded from this conveyance is the land and/or rights which Twin Oaks Holdings, LLC has conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by a Warranty Deed which has not yet been recorded. Pursuant to this Warranty Deed, Twin Oaks Holdings, LLC conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, the following described real property:

> Beginning at the point of intersection of the existing north margin of Central Pike and the East boundary of the Stones River Investment Company property, said point of intersection being 1614 feet left of Central Pike proposed centerline station 18+11.18; thence with said boundary North 10° 46' 51" East 36.22 feet to a point, said point being 49.50 feet left of Central Pike proposed centerline station 17+96.43; thence with the proposed north margin of said road (1) having a 714.45 foot radius curve left and easterly 211.29 feet (2) South 72° 40' 55" East 390.25 feet to a point, said point being 49.50 feet left of Central Pike proposed centerline station 24+12.62; thence with the existing northwest margin of Nashville and Eastern Railroad Authority South 41° 56' 09" West 15.95 feet to a point, said point being 35.00 feet left of Central Pike proposed centerline station 24+05.98; thence with said existing north margin (1) westerly 319 feet more or less (2) having a curve right and westerly 269 feet more or less to the point of beginning, containing 0.225 acres and being part of the same property conveyed by Stones River Professional Associates, a partnership, to Twin Oaks Holdings, LLC recorded as Instrument No. 20071214-0144154, Register's Office for Davidson County, Tennessee.

Twin Oaks Holdings, LLC also conveyed a permanent easement for construction and maintenance of a drainage facility to the Metropolitan Government of Nashville and Davidson County, Tennessee in the same unrecorded Warranty Deed described above. The permanent easement area is described as follows:

> Beginning at the point of intersection of the proposed north margin of Central Pike and the existing northwest margin of Nashville and Eastern Railroad Authority, said point of intersection being 49.50 feet left of Central Pike proposed centerline station 24+12.62; thence with said proposed north margin North 72° 40' 55" West 33.87 feet to a point; thence with the proposed margin of the herein described drainage facility (1) North 41° 56' 09" East 67.86 feet (2) South 72° 40' 58" East 33.87 feet to a point; thence with said Railroad Authority South 41° 56' 09" West 67.86 feet to the point of beginning, containing 2089 square feet.

In addition, Twin Oaks Holdings, LLC conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee a temporary easement for construction of slopes outside the proposed right of way line. The land described below on which the slopes are to be constructed remains the property of Twin Oaks Holdings, LLC and by virtue of this deed, the property of Lynn H. Cawthorne. This easement terminates upon the completion of construction of the widening of Central Pike. The slope easement is described as follows:

> Beginning at the point of intersection of the proposed north margin of Central Pike and the east boundary of said Stones River Investment Company property, said point of intersection being 49.50 feet left of Central Pike proposed centerline station 17+96.43; thence with said east boundary North 10° 46' 51" East 4.14 feet to a point; thence with the southeast boundary of said Stones River Investment Company property North 47° 55' 03" East 6 feet more or less to a point; thence with the meander of the slope easterly 574 feet more or less to a point; thence with the proposed northwest margin of the drainage facility described above South 41° 56' 09" West 22 feet more or less to a point; thence with said proposed north margin (1) North 72° 40' 55" West 390.25 feet (2) having a 714.45 foot radius curve right and westerly 211.29 feet to the point of beginning, containing 0.259 acres.

Finally, in the Warranty Deed referenced above, Twin Oaks Holdings, LLC conveyed a temporary easement for working area for erosion control devices outside the proposed right of way line. The title to the below described land remains vested in Twin Oaks Holdings, LLC and by this deed, in Lynn H. Cawthorne. This strip of land is to be used by the State of Tennessee, its contractors or assigns, for a period of three (3) years from and after the commencement of construction. The temporary erosion control easement consists of two parcels described as follows:

> PARCEL 1: Being a strip of land parallel to and at all points no greater than 10.00 feet from the slope easement described above.

> PARCEL 2: Beginning at a point on the existing northwest margin of Nashville and Eastern Railroad Authority, said point being 111.19 feet left of Central Pike proposed centerline station 24+40.89; thence with the proposed north margin of the drainage facility described above North 72° 40' 58" West 22 feet more or less to a point; thence with the proposed margin of the herein described working area (1) northeasterly 66 feet more or less (2) southeasterly 22 feet more or less to a point; thence with said Railroad Authority South 41° 56' 09" West 58 feet more or less to the point of beginning.

Tract II

All of the rights of Stones River Professional Associates under an Easement for Installation and Maintenance of Sewerage Service Pipe Line Agreement by and between Tennessee Secondary School Association, Inc., a Tennessee corporation, and Stones River Professional Associates which is of record in Book 5710, page 808, Register's Office for Davidson County, Tennessee.

Tract I was conveyed to Stones River Professional Associates, a partnership, by deed from Ralph Grant, Trustee, of record in Book 5711, page 550,

Register's Office for Davidson County, Tennessee. Tract II, which is an appurtenant easement, was conveyed to Stones River Professional Associates, a partnership from Tennessee Secondary School Association, Inc. of record in Book 5710, page 808, Register's Office for Davidson County, Tennessee.

Tract I and II comprise the same property conveyed to Twin Oaks Holdings, LLC, a Tennessee limited liability company, by Warranty Deed from Stones River Professional Associates, a Tennessee general partnership, in Instrument No. 20071214-0144154, Register's Office for Davidson County, Tennessee.

This is improved property known as 3515 Central Pike, Hermitage, TN 37076.

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

In testimony whereof, the Party of the First Part has hereunto set its signature, the day and date first above written.

TWIN OAKS HOLDINGS, LLC

By: _____
Lynn Hayes Cawthorne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Lynn H. Cawthorne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be partner (or other officer authorized to execute the instrument) of Twin Oaks Holdings, LLC, the within named bargainor, a limited liability company, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as partner (or other authorized officer).

Witness my hand, at office, this 27th day of July, 2009.

_____
Notary Public

ANNIE G. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires: 5-8-12

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