BILL GARRETT, Davidson County
Trans:T20100004182 DEEDQC
Recvd: 01/21/10 14:54 4 pgs
Fees:22.00 Taxes:0.00
20100121-0005421

Prepared by:

Richard M. Smith
SMITH CASHION & ORR, PLC
231 Third Avenue North
Nashville, Tennessee 37201
(615) 742-8560

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Oakley Enterprises, GP	SAME	Map/Parcel
3536 Central Pike Suite 103		08416015200
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of One Dollar ($1.00) the receipt of which is hereby acknowledged, OAKLEY ENTERPRISES, FLP, have bargained and sold and hereby convey, remise, release and forever quitclaim unto OAKLEY ENTERPRISES, GP, their heirs and assigns, such of my right, title and interest in and to a certain tract of land in Davidson County, Tennessee, as will create an estate tenancy by the entirety in and to said tract of land, 226 Shady Grove Road which is further described in ***Exhibit 1*** attached hereto.

This conveyance is made pursuant to the provisions of Section 66-1-109, Tenn. Code Ann., and for the express purpose of creating an estate tenancy by the entirety in and to the above-described property in said Nashville, Davidson County, Tennessee, so that the entire property, upon the death of either, will pass to the other.

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

Witness my hand this 15TH day of JANUARY, 2010.

OAKLEY ENTERPRISES, FLP
Barry Oakley

OAKLEY ENTERPRISES, FLP
Kathy Jarrell

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, Barry Oakley, who acknowledged himself to be a general partner of Oakley Enterprises, FLP, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 15 day of JANUARY, 2010.

PHILLIP JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

My commission expires: 3-20-10

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, Kathy Jarrell, who acknowledged herself to be a general partner of Oakley Enterprises, FLP, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 15 day of JANUARY, 2010.

PHILLIP JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

My commission expires: 3-20-10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

OAKLEY ENTERPRISES, GP,

Affiant

Subscribed and sworn to before me this the 15 day of JAN, 2010.

Notary Public

My Commission Expires: 3-20-10

OAKLEY ENTERPRISES, GP,

Affiant

Subscribed and sworn to before me this the 15 day of JANES, 2010.

Notary Public

My Commission Expires: 3-20-10

EXHIBIT A

Land in the 3rd, formerly the 2nd civil district of Davidson County, Tennessee, being lot no. 3 on the map of Donelson Heights Subdivision, plan not of record, described as follows:

Beginning on the westerly margin of a 30 foot avenue 200 feet northerly from the northerly margin of the Lebanon Pike, being the corner of lots nos. 2 and 3; thence with the north line of said lots nos. 2 and 1, and the south line of lot no. 3 westerly 200 feet to the east line of the H.C. Criswell Land; thence with said line, northerly 125 feet to the corner of lots nos. 3 and 4; thence easterly with the line between said two lots 200 feet to the westerly margin of said avenue; thence with the westerly margin of said avenue, southerly 125 feet to the beginning.

A certain tract or parcel of land lying in the 3rd civil district of Davidson County, Tennessee, being lot no. 4 in an unregistered plan known as Donelson Heights. Said lot lies on the west side of Shady Grove Road, formerly an avenue running through said plan, and is more particularly described as follows:

Beginning at the point on the west margin of said road, said point being 325 feet northerly along the west margin of said road from the northern margin of Lebanon Turnpike; running thence westerly and parallel with the Lebanon Turnpike 200 feet to a stake; thence north 2 ½ degrees west 100 feet; thence east 200 feet to a stake in the west margin of said road; thence south along the westerly margin of said road 100 feet to the beginning. Said lot is bounded on the south by lot # 3and on the north by lot no. 5 in said plan.

Being the same property conveyed to Oakley Enterprises, LP by deed from Nola Jane Oakley of record as Instrument Number 20010228-0018595 in the offices of the Register of Deeds for Davidson County, Tennessee.

This is improved property known as 226 Shady Grove Drive Nashville, Tennessee 37214.