NEW OWNER:

Avondale Residential, Inc.
P.O. Box 1004
Mt. Juliet, TN 37121

SEND TAX BILLS TO:

NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Avenue
Lebanon, TN 37087

FROM INFORMATION SUPPLIED BY THE PARTIES, NO TITLE WORK PERFORMED

Map 77.00 Parcel 140 p/o

BILL GARRETT, Davidson County
Trans:T20100023203 DEEDQC
Recvd: 04/20/10 08:28 8 pgs
Fees:42.00 Taxes:0.00
20100420-0029547

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, **AVONDALE PARK PARTNERSHIP**, a Tennessee Partnership, has this day bargained and sold and by these presents does hereby quitclaim and convey unto **AVONDALE RESIDENTIAL, INC.**, a Tennessee Corporation, its successors and assigns, forever, all of its right, title, and interest in and to the following tract or parcel of land, situated and lying in the 25th and 35th Councilmanic Districts of Davidson County, Tennessee, bound and described as follows, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION AND DERIVATION.

This is not the principal residence of the Grantor.

THIS IS UNIMPROVED PROPERTY.

THIS CONVEYANCE is made subject to all restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the premises.

WITNESS OUR SIGNATURES hereto this 13 day APRIL, 2010.

AVONDALE PARK PARTNERSHIP

BY: M. Dale McCulloch

ITS: GENERAL PARTNER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, M. Dale McCulloch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is GENERAL PARTNER of **AVONDALE PARK PARTNERSHIP, a Tennessee Partnership,** the within-named bargainor, and as such authorized partner, being given the authority to so do, executed the within instrument on behalf of the partnership by signing its name as such authorized partner.

CAROL L. HOGUE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

WITNESS my hand and official seal at office, this 13 day of April,

Carol L. Hogue
NOTARY PUBLIC

My commission expires: 12-29-2010

****

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

AFFIANT

Sworn to and subscribed to before me this the 14th day of April, 2010.

Janice B Darnell
NOTARY PUBLIC

My commission expires: 08-23-2011

JANICE B. DARNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Property Description

Avondale Phase 1 – Section 1b

Land situated in the 25th Councilmanic District of Nashville, Davidson County Tennessee and being a portion of Parcel 77.00 on Davidson County Tax Map 140 and being more particularly described as follows;

Beginning at an iron pin in the southerly margin of Nunnery Lane (46' R.O.W.) and the northwest corner of Lot 4 of Avondale Park, Phase 1, Section 1A of record in Instrument Number 200802260018937,R.O.D.C.;

Thence, with Lot 4 of Avondale Park, Phase 1, Section 1A South 32°58'52" East, a distance of 123.04 feet to the northerly margin of Avondale Park Boulevard (60' R.O.W.) ;

Thence, with the northerly margin of said Boulevard for the next two (2) courses and distances:

Thence, South 57°39'13" West, a distance of 22.89 feet;

Thence, along a curve to the left having a radius of 705.00 feet, a central angle of 25°52'22", an arc length of 318.35 feet and being subtended by a chord which bears South 44°43'02" West, a distance of 315.66 feet;

Thence, leaving said Boulevard and along new lines for the next five (5) courses and distances:

Thence, North 51°17'48" West, a distance of 253.05 feet;

Thence, North 12°32'31" West, a distance of 173.72 feet;

Thence, North 42°47'12" East, a distance of 461.37 feet;

Thence, North 32°20'47" West, a distance of 6.84 feet;

Thence, North 24°33'59" West, a distance of 194.40 feet;

Thence, along or near the southerly lines of Mildred Deal Brown of record in Deed Book 10752, Page 178, R.O.D.C. and Deed Book 10752, Page 174, R.O.D.C. for the next two (2) courses and distances:

Thence, North 40°59'14" East, a distance of 423.07 feet;

Thence, North 08°15'48" East, a distance of 22.17 feet to the northwest corner of Avondale Park, Phase 1, Section 1A of record in Instrument Number 200802260018937, R.O.D.C.;

Thence, with the lines of Avondale Park, Phase 1, Section 1A for the next fifteen (15) courses and distances:

Thence, South 81°44'12" East, a distance of 60.15 feet;

Thence, South 63°38'45" East, a distance of 210.00 feet;

Thence, South 45°44'22" East, a distance of 60.78 feet;

Thence, South 07°16'10" West, a distance of 85.70 feet;

Thence, South 05°31'49" West, a distance of 68.56 feet;

Thence, South 18°02'47" West, a distance of 66.41 feet;

Thence, South 29°10'08" West, a distance of 76.97 feet;

Thence, South 47°43'49" West, a distance of 68.97 feet;

Thence, South 57°39'13" West, a distance of 82.51 feet;

Thence, along a curve to the left having a radius of 87.00 feet, a central angle of 3°11'04", an arc length of 4.84 and being subtended by a chord which bears South 30°45'16" East, a distance of 4.83 feet;

Thence, South 32°20'47" East , a distance of 2.22 feet;

Thence, South 57°39'16" West, a distance of 46.00 feet;

Thence, South 57°01'08" West, a distance of 226.05 feet;

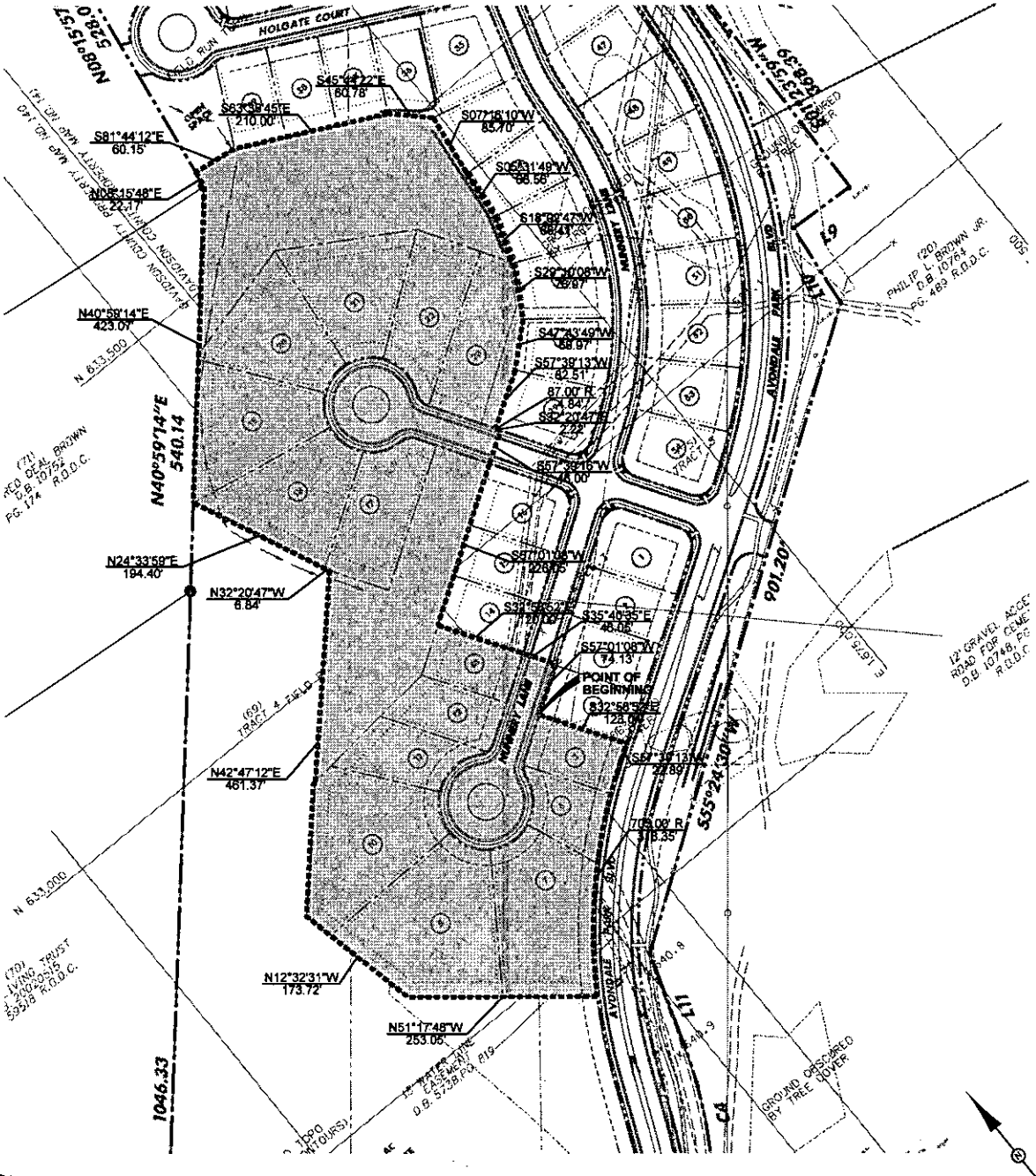
Thence, South 32°58'52" East, a distance of 120.00 feet;

Thence, South 35°40'35" East, a distance of 46.05 feet;

Thence, South 57°01'08" West, a distance of 74.13 feet to the Point of Beginning.

Containing 402,840 Square Feet or 9.24 Acres, more or less.

Being a portion of the same property conveyed to Avondale Park Partnership from Avondale Residential, Inc. of record in Instrument Number 200505180055805,R.O.D.C.



CIVIL • SITE DESIGN GROUP, PLLC
830 Southgate Avenue, Ste A
Nashville, Tennessee 37203
PH. (615)-248-9999 FX. (615) 251-9575

DAVIDSON COUNTY
TAX MAP 140, PARCEL 77.00
AVONDALE RESIDENTIAL, INC.
INSTRUMENT 200505180055805

MAP SHOWING
AVONDALE PHASE 1 - SECTION 1B

GRANTEE
AVONDALE RESIDENTIAL, INC.

GRANTOR
AVONDALE PARK PARTNERSHIP

PROJECT NO._____	EASEMENT NO._____	_____ SYSTEM
SCALE 1"=100'	MAP/PARCEL 77.00 / 140	DATE JANUARY 05, 2010	BY CIVIL SITE DESIGN GROUP, PLLC

Legal Description

Avondale Park Phase 2

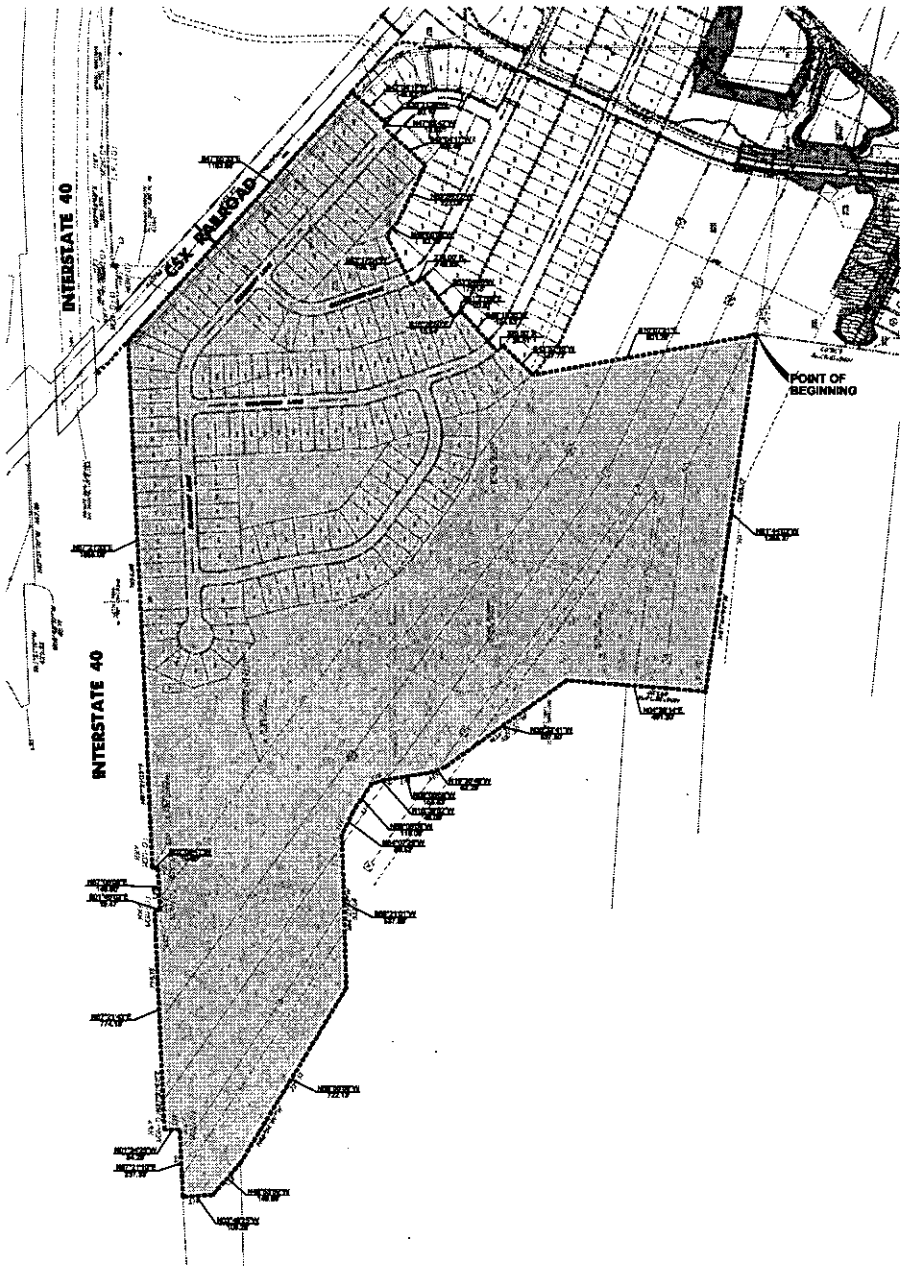
Land situated in the Thirty-Fifth Councilmanic District of Nashville, Davidson County Tennessee and bounded on the north by Interstate 40, east by CSX Railroad and the south by Avondale Phase 1, Section 2 and Avondale Phase 1, Section 4 and being more particularly described as follows;

Beginning at an existing iron pin in the southwest corner of Avondale Phase 1,Section 2 of record in Instrument Number 200812180121117,R.O.D.C. and the northeast corner of Mildred Deal Brown of record in Deed Book 10752, Page 178, R.O.D.C. and beginning the southeast corner of the herein described tract;

Thence, along or near the northerly line of Brown North 81°44'03" West, a distance of 1265.37 feet to an existing iron pin;
Thence, along or near the lines of David L. Harbin of record in Instrument Number 200205140058932, R.O.D.C. North 04°38'14" East, a distance of 491.20 feet;
Thence, along or near the easterly lines of J.P. Wilson III, Et al of record in Deed Book 4742, Page 699, R.O.D.C. for the next eight (8) courses and distances: North 35°32'41" West, a distance of 527.50 feet;
Thence, North 19°35'49" West, a distance of 62.25 feet;
Thence, North 09°06'58" West, a distance of 158.83 feet;
Thence, North 16°39'52" West, a distance of 46.08 feet;
Thence, North 56°08'05" West, a distance of 118.08 feet;
Thence, North 64°07'29" West, a distance of 89.52 feet;
Thence, South 88°21'01" West, a distance of 537.66 feet;
Thence, North 58°56'59" West, a distance of 722.13 feet;
Thence, along or near the State of Tennessee property of record in Deed Book 2999, Page 323,R.O.D.C. for the next two (2) courses and distances:
Thence, North 48°53'59" West, a distance of 149.69 feet;
Thence, North 03°46'25" West, a distance of 106.28 feet;
Thence, with the southerly right-of-way of Interstate 40 [State Project Number 3 (10)(189)] for the next seven (7) courses and distances:
North 87°21'10" East, a distance of 237.33 feet to an existing highway monument;
Thence, North 01°24'25" West, a distance of 54.29 feet to an existing highway monument;
Thence, North 87°21'43" East, a distance of 774.15 feet to an existing highway monument;
Thence, South 01°46'03" East, a distance of 19.47 feet to an existing highway monument;
Thence, North 87°06'09" East, a distance of 149.60 feet to an existing highway monument;
Thence, North 02°05'41" West, a distance of 19.86 feet to an existing highway monument;
Thence, North 87°21'33" East, a distance of 1855.08 feet to an iron pin set in the westerly margin of the CSX Transportation Railroad (100' R.O.W.);
Thence, South 47°55'33" East, a distance of 1183.88 feet to an iron pin set at the northwest corner of Lot 208, Resubdivision of Lots 208 and 209, Avondale Park, Phase 1, Section 4, of record in Instrument Number 200906120054891, R.O.D.C.;
Thence, with the westerly line of Lot 208 for the next two (2) calls:
Thence, South 42°04'17" West, a distance of 145.02 feet;
Thence, South 36°21'39" West, a distance of 20.10 feet to an iron pin in the

northerly margin of Scarcroft Lane (50');
Thence, with said margin North 47°55'42" West, a distance of 18.65 feet to an iron pin;
Thence, with the lines of Avondale Park Phase 1, Section 4, of record in Instrument Number 200903180024196, R.O.D.C.,
Thence, South 42°04'17" West, a distance of 199.46 feet;
Thence, North 63°55'12" West, a distance of 223.09 feet;
Thence, North 49°56'56" West, a distance of 62.19 feet;
Thence, South 63°17'04" West, a distance of 195.18 feet to the southerly margin of Gloucester Lane (46');
Thence, with said margin North along a curve concave to the northeast, having a radius of 273.00 feet and a central angle of 10°12'18" and being subtended by a chord which bears South 31°49'05" East 48.56 feet; along said curve an arc distance of 48.62 feet;
Thence, with the northerly line of Lot 262, South 53°04'46" West, a distance of 173.15 feet;
Thence, with the southerly lines of Lot 262 the following two (2) calls:
Thence, South 18°22'50" East, a distance of 15.54 feet;
Thence, South 51°21'56" East, a distance of 20.87 feet;
Thence, with the westerly line of Lot 295 of Avondale Park, Phase 1, Section 2, of record in Instrument Number 20081218012117, R.O.D.C, South 48°13'36" West, a distance of 194.53 feet to the southerly margin of Wolfeboro Lane (50');
Thence, with said margin along a curve concave to the northeast having a radius of 375.00 feet and a central angle of 4°21'21" and being subtended by a chord which bears South 43°57'04" East 28.50 feet; Thence, southeasterly along said curve, a distance of 28.51 feet;
Thence, with the westerly line of Lot 119 South 43°52'16" West, a distance of 147.72 feet;
Thence, South 10°07'21" East, a distance of 801.26 feet to the Point of Beginning. Containing 4,234,510 square feet or 97.21 acres, more or less.

Being a portion of the same property conveyed to Avondale Park Partnership of record in Instrument Number 200412070145661,R.O.D.C.



DAVIDSON COUNTY
TAX MAP 140, PARCEL 77.00
AVONDALE RESIDENTIAL, INC.
INSTRUMENT 200412070145661

MAP SHOWING
AVONDALE PHASE 2

GRANTEE
AVONDALE RESIDENTIAL, INC.

GRANTOR
AVONDALE PARK PARTNERSHIP

CIVIL • SITE DESIGN GROUP, PLLC

PROJECT NO._____	EASEMENT NO.:_____	_____ SYSTEM	
SCALE 1"=100'	MAP/PARCEL 77.00 / 140	DATE JANUARY 05, 2010	BY CIVIL SITE DESIGN GROUP, PLLC