BILL GARRETT, Davidson County
Trans:T20100047993 DEEDQC
Recvd: 08/04/10 11:50 2 pgs
Fees:12.00 Taxes:0.00
20100804-0061337

PREPARED BY:
SIDWELL, BARRETT & WELCH, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is zero ($0.00).

AFFIANT

Subscribed and sworn to before me
this 2 day of July, 2010.

NOTARY PUBLIC
My Commission Expires: 9/23/13

DONALD R. BARRETT JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:
121 First Avenue South, Suite 200
Franklin, TN 37064

SEND TAX BILLS TO:
Owner

Map/Parcel: 10600016600

QUITCLAIM DEED

In consideration of $10.00 and other good and valuable consideration, K. Thomas Sidwell, Grantor, hereby conveys all of its undivided right, title and interest to the hereinafter described property to 870 Murfreesboro Road, Inc., Grantee. Said property conveyed herein is described as follows:

Land in the Sixteenth Civil District or Davidson County, Tennessee and being more particular described according to a survey by J. Bruce Rainey, Surveyor 823 dated March 7, 1988 and revised October 20, 1993 and known as Job No. 880030 as follows:

Beginning at an iron pin set on the northeast margin of Murfreesboro Pike, said point of beginning being the Southwest corner of the herein described tract and also being the Southeast corner of the Samuel K. Freshman property of record in Book 5799, Page 262, Register's Office for Davidson County, Tennessee, thence with Freshman's line and a fence North 14 degrees 38 minutes 00 seconds East 216.96 feet to an iron pin; thence South 78 degrees 01minutes 00 seconds East 152.47 feet to an iron pin; thence North 10 degrees 42 minutes 00 seconds East 130.34 feet to a point; thence leaving the line of said Samuel K. Freshman and severing the W. L. Hagan property South 65 degrees 07 minutes 00 seconds East 144.90 feet to an iron pin; thence South 65 degrees 07 minutes 00 seconds East 20.07 feet to an iron pin; thence South 65 degrees 07 minutes 00 seconds East 440.00 feet to an iron pin set on the westerly margin of Wilhagan Road; thence with the westerly margin of Wilhagan Road South 16 degrees 01 minutes 00 seconds West 125.50 feet to an iron pin; thence with a curve to the right having a radius of 1,115.92 feet and a iron chord of 172.52 feet, said chord having a bearing of South 20 degrees 27 minutes 00 seconds West a distance along the curve of 172.69 feet to an iron pin; thence South 24 degrees 53 minutes 00 seconds West 79.01 feet to an iron pin; thence with a turnout curve to the right having a radius of 25.00 feet and a long chord of 35.36 feet, said chord having a bearing of South 69 degrees 53 minutes 00 seconds West a distance along the curve of 39.27 feet to an iron pin on the northeasterly margin of Murfreesboro Pike; thence with the northeasterly margin of Murfreesboro Pike the following two calls, North 65 degrees 07 minutes 00 seconds West 378.50 feet to an iron pin; thence with a curve to the right having a radius of 1879.90 feet and a long chord of 313.32 feet, said chord having a bearing of North 60 degrees 20 minutes, 11 seconds West a distance along the curve of 313.68 feet to the point of beginning, containing 6.22 acres more or Less.

Being the same property conveyed to K. Thomas Sidwell, by Quitclaim Deed from Natchez Investments, Inc., Grantor, of record in Instrument No. 20100714-0055118, Register's Office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this document was executed this 2 day of August, 2010.

K. Thomas Sidwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, K. Thomas Sidwell, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of August, 2010.

Notary Public

My commission expires:

9/23/13

DONALD R. BARRETT JR.
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON