BILL GARRETT, Davidson County
Trans:T20100059220 DEEDQC
Recvd: 09/20/10 15:53 3 pgs
Fees:17.00 Taxes:0.00
20100920-0074868

# QUITCLAIM DEED

| Address New Owner as Follows: | Send Tax Bills To: | Map-Parcel No. |
|---|---|---|
| Charles A. and Annie O. Trost<br>317 Harpeth Ridge Drive<br>Nashville, Tennessee 37221 | (same) | Map 168<br>Parcel 245 |

This instrument prepared by: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Charles A. Trost
Affiant

Subscribed and sworn to before me, this the 16th day of September, 2010.

NOTARY PUBLIC

My Commission Expires: 3/4/20

AMBER KINNEBREW NOTARY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, Prichard Creek, LLC, a Tennessee limited liability company ("Grantor"), by these presents, does hereby quitclaim and convey all its right, title and interest to Charles A. Trost and wife, Annie O. Trost ("Grantees"), their heirs and assigns, in the following described tract or parcel of land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, described as follows:

Being a tract of land lying East of Hester Beasley Road as shown on property Map 168, Assessor's Office and lying within the 35th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Bounded in general by Justin Taylor and Roy Ursery on the West; Claude W. Smith on the North; Claude W. Smith and Daniel Harless Jr. on the East; Robert C. Sheehan on the South, more particularly described as follows:

Commencing at an existing iron pin on the East side of Hester Beasley Road (25' from the center), the Southwest Corner of Myrtle Taylor (Ref. Deed Book 4920, page 661 RODC), thence leaving Hester Beasley Road and with Taylor's South line S 41 deg. 05' 25" E 446.05' to an existing iron pin; thence N 48 deg. 54' 35" E 207.00' to an existing iron pin, the Southeast corner of a second Myrtle Taylor Tract (Ref. Deed Book 1341, page 626 RODC); thence with Taylor's second tract N 48 deg. 54' 35" E 322.55' to an existing iron pin in the East line of Justin Taylor (Ref. Deed Book 7498, page 702 RODC) and the true point of beginning of the following described tract:

Thence leaving the true point of beginning and with Justin Taylor's East line N 48 deg. 54' 35" E 98.20' to an existing iron pin, the Southeast corner of Roy Ursery (Ref. Deed Book 5119, page 518 RODC); thence leaving Taylor and with Ursery's South line N 48 deg. 54' 35" E 411.80' to an existing iron pin on the West side of a small hollow in the West line of Claude W. Smith (Ref. Deed Book 10482, page 439 RODC); thence leaving Ursery and with Smith's West line S 31 deg. 53' 52" E 452.17' to an existing iron pin in the West line of a second Claude W. Smith Tract (Ref. Deed Book 10482, page 430 RODC); thence with Smith's second tract S 49 deg. 56' 30" W 261.52' to an iron pin set; thence with a new line S 35 deg. 29' 19" E 235.99' to an existing iron pin on the East side of Ridge Road, the Northwest corner of Daniel L. Harless, Jr. (Ref. Instrument # 20020401-0039408 RODC); thence leaving Smith and with Harless' West line S 55 deg. 27' 30" W 102.18' to an existing iron pin; S 53 deg. 40' 32" W 120.00' to an existing iron pin, the Northeast corner of Robert C. Sheehan (Ref. Instrument No. 20040827-0103835 RODC); thence leaving Harless and with Sheehan's North line N 35 deg. 10' 35" W passing an existing iron pin at 218.40' in all 658.40' to the True Point of Beginning, containing 6.20 acres, more or less, according to a survey made by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062, dated March 28, 1997, and revised July 20, 2006.

In favor of and subject to a reciprocal 50' Ingress-Egress and Utility Easement running from Hester Beasley Road through the above tract recorded in Deed Book 10482, page 430, and in favor of a 50 foot Ingress-Egress Easement of record in Deed Book 9225, page 430, said Register's Office. A private waterline easement of record as Instrument No. 20030115-0006026, said Register's Office, benefits this property.

Being the same property conveyed to Prichard Creek, LLC, a Tennessee limited liability company, by deed from Claude W. Smith and wife, Linda H. Smith, of record as Instrument No. 20061102-0136172, said Register's Office.

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

**IN WITNESS WHEREOF**, we have hereunto set our hand on this the 16th day of SEPTEMBER, 2010.

PRICHARD CREEK, LLC, a Tennessee limited liability company

By: Charles A. Frost
Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared CHARLES A. FROST, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Chief Manager of Prichard Creek, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by him as Chief Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this the 16th day of SEPTEMBER, 2010.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/4/2013

3892883.1