400185300

SEND TAX BILLS TO NEW OWNER:
Benjamin C. Wilson
181 Due West Drive
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 11-0036
From Information supplied by parties, no title search requested

Map 034-03-0-064.00

BILL GARRETT, Davidson County
Trans:T20110020436 DEEDQC
Recvd: 04/07/11 10:47 4 pgs
Fees:22.00 Taxes:0.00
20110407-0026871

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, **GRACIN PROPERTIES, LLC,** has this day bargained and sold and does hereby quitclaim and convey unto **BENJAMIN C. WILSON,** his heirs and assigns, forever, all of its right, title, interest in and to the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Being a tract of land in the 2nd Civil District of Davidson County, Tennessee, located east of Paula Drive and west of East Hill Drive and being north of Twin Hills Drive, described according to a survey prepared by Paul G. Weatherford, RLS #1941, whose address is 1301 Central Court, Hermitage, TN 37076, dated March 27, 2007, project number WA291, being more particularly described as follows:

Unless stated otherwise, any found concrete monument referred to herein is an old four-inch square monument with a brass cap and punch hole. Any monument referred to herein as an iron rod set is a new five-eights inch diameter rebar with yellow plastic cap atop stated "PGW TN 1941". All bearings stated herein are referenced to Tennessee Grid north (NAD83).

BEGINNING at an old one-half inch iron rod being the southeast corner of Shepherd Hills, Section No. 4, Lot 247, of record in Plat Book 2854, Page 100, said iron rod being on the southerly line of Lot No. 2 of the Re-subdivision of Lot 2 of Section One of the Addition to Shepherd Hills of record in Plat Book 62, page 630, Register's Office for Davidson County, Tennessee:

Thence, South 48 deg. 03' 39" East a distance of 584.24 feet to a concrete monument found being a corner common with Bobby D. Tidwell, et ux, of

record in Book 9448, Page 570, and to Lot No. 1 of the 3rd Addition to Shepherd Hills, W. D. Tidwell Subdivision, of record in Book 4350, page 140, and a corner to Lot No. 172 of Shepherd Hills, Section No. 5, of record in Book 2854, Page 119;

Thence with said Lot 172, South 44 deg. 21' 32" West a distance of 134.73 feet to a concrete monument found being a common corner with Lot 171;

Thence with said Lot No. 171 South 43 deg. 09' 38" West passing a one-half inch iron rod found at a distance of 136.76 feet being the corner of Lot 170 of the Zone Lot division Lot 170, Shepherd Hills, Section No. 5, of record in Plat Book 6900, page 126, proceeding for a total distance in all of 286.59 feet to a concrete monument found at the corner of said Lot 170 same being a common corner with Lot 169 of the aforementioned Shepherd Hills, Section No. 5;

Thence with Lot 169 South 38 deg. 08' 35" West a distance of 247.93 feet to a concrete monument found being a common corner with Lot 167 and said Lot 168;

Thence south 31 deg. 08' 47" West a distance of 152.55 feet to a one inch iron rod found in the westerly line of Lot 166, same being a common corner with Lot 160 of the Combination of Lot 160, Shepherd Hills, Section No. 3, of record in Book 4350, page 36;

Thence with said Lot 160 the following two calls: North 56 deg. 35' 01" West a distance of 370.00 feet to an iron rod set;

Thence with a non-tangential curve to the left having a delta angle of 4 deg. 00' 59", a radius of 1775.00 feet, an arc length of 124.43 feet, and a chord bearing of South 30 deg. 42' 28" West, with a chord length of 124.40 feet to a concrete monument found on the easterly right-of-way margin of Spring Branch Drive (having a fifty-foot wide right-of-way);

Thence leaving said Lot 160 North 60 deg. 19' 39" West a distance of 50.00 feet to an iron rod set on the westerly margin of said Spring Branch Drive, said iron rod being on the easterly line of Lot 146 of Shepherd Hills, Section No. 3 of record in Book 2854, page 100, same being a common line with Homer H. Cole, et ux, of record in Deed Book 4541, page 548;

Thence with Cole the following two calls: proceed with a non-tangential curve to the right having a delta angle of 0 deg. 29' 47" a radius of 1825.00 feet, with an arc length of 15.81 feet, with a chord bearing of North 29 deg. 55' 14" East, with a chord length of 15.81 feet to an iron rod set;

Thence North 49 deg. 40' 49" West a distance of 222.98 feet to a concrete monument found being a corner common with Lot 145 and said Lot 146 and with Lot 251 of the aforementioned Shepherd Hills, Section No. 4;

Thence with said Lot 251 North 35 deg. 29' 27" East a distance of 200.01 feet to a concrete monument found being a corner common with Lot 250 and said Lot 251;

Thence North 41 deg. 23' 11" East a distance of 399.64 feet to a concrete monument found being a corner common with Lot 249 and Lot 248;

Thence North 45 deg. 37' 11" East passing a concrete monument found at a distance of 200.39 feet being the corner of Lot 248 and Lot 247, for a total distance in all of 399.14 feet to the POINT OF BEGINNING, containing 549,639 square feet, or 12.62 acres, more or less.

Being the same property conveyed to Gracin Properties, LLC, by deed from Travis B. Thompson, married, acknowledged on March 14, 2008, and of record in Instrument No. 20080324-0028507, Register's Office for Davidson County, Tennessee. Gracin Properties, LLC, a Tennessee limited liability company, is now dissolved by Articles of Dissolution filed with the Office of the Secretary of State of Tennessee on 8/13/2009. At the time of dissolution Benjamin C. Wilson was the sole member of the company, and hereby transfers the property for purposes of winding up the business of said limited liability company.

THIS IS UNIMPROVED PROPERTY which has the address of 0 Spring Branch Road, Madison, TN 37115.

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

IN WITNESS WHEREOF, the undersigned have executed or caused this instrument to be executed by their duly authorized representative, this the 14 day of February, 2011.

GRACIN PROPERTIES, LLC

By: _____
BENJAMIN C. WILSON, Sole member

MICHELLE JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **BENJAMIN C. WILSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is Sole Member of **GRACIN PROPERTIES, LLC,** the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized member.

WITNESS my hand and official seal at office, this 14 day of February, 2011.

Michelle Johnson
NOTARY PUBLIC

My commission expires: 9-30-13

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

Maria Young
AFFIANT

Sworn to and subscribed to before me this 14th day of February, 2011

Tina Dyer
NOTARY PUBLIC

My commission expires: 2/3/2013

TINA DYER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY