PICK-UP

BILL GARRETT, Davidson County
Trans:T20110031651 DEEDQC
Recvd: 05/27/11 09:33 4 pgs
Fees:23.00 Taxes:185.00
20110527-0040675

QUITCLAIM DEED

From: Leslie H Neely and
Deborah S. Neely, Grantors

To : Brock Short Jr.

Address of New Owners:

Brock D. Short, and - Responsible for the payment of Real Property Taxes
Brock D Short Jr.
2930 Sidco Drive
Nashville TN, 37204

Map-Parcel Numbers

53-2-79
44-14-68

THIS QUITCLAIM DEED, Executed this 26th day of May, 2011, by first parties, Grantors, Leslie H Neely and Deborah S Neely whose post office address is 2930 Sidco Dr., Nashville TN, 37204, to second party, Grantee, Brock Short Jr. Whose post office address is 2930 Sidco Dr., Nashville TN, 37204.

WITNESSETH, that the said first parties, for good consideration and for the sum of Fifty Thousand Dollars ($50,000) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first parties have in and to the improved property known as 1116 Fowler Street, Old Hickory TN, 37138 more particularly described on Exhibit A attached hereto, and incorporated herein by this reference(the "Property")

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 50,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 27 DAY OF May 20 11

Deputy Register

IN WITNESS WHEREOF, The said first parties has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Signature of Witness

Print name of Witness

Signature of Witness

Print name of Witness

Signature of First Party, Grantor

Leslie H. Neely
Print name of First Party

Deborah S. Neely
Signature of First Party, Grantor

Deborah S. Neely
Print name of First Party

STATE OF Tennessee
COUNTY OF Davidson
On 26 MAY 2007 before me,

appeared LES NEELY, Deborah Neely, & Brock Short
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires 1/17/2013

Signature of Notary

Affiant ____Known X Produced ID

(Seal)

ADAM COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Type of ID known

Signature of Preparer

Adam Cox
Print Name of Preparer

2230 Sidco Dr Nashville TN 37204
Address of Preparer

Exhibit "A"

TRACT I:

Being the former railroad spur right-of-way serving Xenon, Inc. and being bounded on the north by lots 113 and 114, Section One, Rolling Green Subdivision of record in Book 1424, page 75, on the east by Fowler Street; on the south by Lot 309, Section 2, Rolling Green Subdivision of record in Book 1835, page 29, on the west by Seaboard System Railroad (formerly Louisville and Nashville Railroad) and being more particularly described according to a survey performed by Morrow & Associates, Inc., and dated March 7, 1986.

Beginning at a concrete monument in the west right-of-way line of Fowler Street, said monument being the northeast corner of Lot 309, Section 2, Rolling Green Subdivision;

Thence with Lot 309, on a curve to the right, the radius of which is 440.30 feet, the central angle of which is 37 deg. 31 min. 09 sec. the chord of which is north 89 deg. 08 min. 20 sec. west, 283.19 feet, along the curve distance of 288.32 feet to a point, a corner common with lot 309 in the east right-of-way line of Seaboard System Railroad;

Thence with the east right-of-way line of Seaboard System Railroad on a curve to the left, the radius of which is 1362.70 feet, the central angle of which is 04 deg. 21 min. 25 sec., the chord of which is north 34 deg. 48 min. 36 sec. west, 103.60 feet, along the curve distance of 103.62 feet to a point, a corner in the west line of Lot 113, Section One, Rolling Green Subdivision and in the east right-of-way line of Seaboard System Railroad;

Thence with Lot 113 and passing a common corner of Lots 113 and 114 on a curve to the left, the radius of which 412.00 feet, the central angle of which is 44 deg. 48 min. 19 sec., the chord of which is south 81 deg. 56 min. 39 sec. east, 314.04 feet, along the curve distance of 322.18 feet to a point, a corner common with Lot 114 in the west right-of-way line of Fowler Street;

Thence with the west right-of-way line of Fowler Street, South 34 deg. 32 min. 27 sec. east, 55.11 feet to the point of beginning containing 16,247 square feet (0.37 acres, more or less).

TRACT II:

Land in Davidson County, Tennessee, being Lots Nos. 113 and 114 on the Map of Section I, Rolling Green Subdivision, as of record in Book 1424, page 75, Register's office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Fowler Street at the corner of Lots Nos. 112 and 113; thence with the margin of said Street & continuing SE 4.8 feet to a point and continuing southeasterly 4.8 feet to a point; thence southwesterly around a curve 332.9 feet to the easterly right of way of Tennessee Central Railroad; thence with said right of way northwesterly 131.3 feet to the corner of Lots Nos. 112 and 113; thence with the line between said lots, northeasterly 227.2 feet to the point of beginning.

TRACTS I AND II are further described according to Survey No. 01078(c) dated 4/25/01, last revised 5/9/01, prepared by Crawford Land Surveyors, Inc., as follows:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee. Bounded on the east by Fowler Street on the south by Teresa C. Marthel Property on the west by CSX Railroad and the North by Leonard B. Voss and being more particularly described as follows:

BEGINNING at a Concrete monument in the westerly margin of Fowler Street, and at the Southeast corner of subject property Thence along or near the line of Teresa C. Marthel northerly line as recorded in Deed Book 8350, Page 846, R.O.D.C. a curve to the right having a central angle of 37° 52' 14", a radius of 440.30 feet and a chord of North 88° 51' 15" West, 285.76 feet, for an arc length of 291.02 feet, to a iron pin set in the Northwest corner of Marthel Property and the easterly margin of CSX Railroad;

Thence with the easterly margin of said Railroad and with a curve to the right having a central angle of 04° 13' 08", a radius of 1696.50 feet and a chord of North 34° 58' 45" West, 124.89 feet, for an arc length of 124.92 feet to an existing iron pin in the Easterly margin of CSX Railroad and the Southwesterly corner of Leonard B. Voss property as recorded in Deed Book 4364, Page 912, R.O.D.C.;

Thence leaving said railroad along or near the southerly line of Voss property North 59° 17' 10" East, a distance of 229.19 feet to an existing iron pin in the westerly margin of Fowler Street;

Thence with the westerly margin of said Road and with a curve to the left having a central angle of 12°07'13", a radius of 1025.00 feet and a chord of South 34°41'52" East, 216.42 feet, for an arc length of 216.83 feet, to an iron pin set;

Thence South 34°32'27" East, passing thru a railroad spike at 4.80' for a total of 59.91 feet to the point of Beginning. Containing 49,935 Square Feet or 1.15 Acres, more or less.

Being the same property conveyed to Grantors by deed from Franklin National Bank of record as instrument no. 20030626-0088631, Register's office, Davidson County, Tennessee.