BILL GARRETT, Davidson County
Trans:T20110044583 DEEDQC
Recvd: 07/22/11 14:03 6 pgs
Fees:32.00 Taxes:0.00

20110722-0056451

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ - 0 -

Affiant

Subscribed and sworn to before me this 22ND day of July, 2011.

Notary Public

My Commission expires: May 20, 2014

SUSANNE C. PUGH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

This instrument was prepared by:
Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37228

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Leroy J. Humphries and John A. Beam, III and wife, Beverly S. Beam P.O. Box 148755 Nashville, Tennessee 37214	**Same**	**96-1/62.01 and 96-1/67.00**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that LEROY J. HUMPHRIES, AND JOHN A. BEAM, III AND WIFE, BEVERLY S. BEAM for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Leroy J. Humphries and John A. Beam, III and wife, Beverly S. Beam, as tenants in common, their heirs, successors and assigns, their entire right title and interest in and to those certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT A ATTACHED

Being the same property conveyed to LEROY J. HUMPHRIES AND JOHN A. BEAM, III and wife, BEVERLY S. BEAM, AS TENANTS IN COMMON, by Quitclaim Deed from Leroy J. Humphries and John A. Beam, III and wife, Beverly S. Beam, as tenants in common, of record as Instrument No. 20110720-0055341, dated July 20, 2011, said Register's Office.

THIS is improved property known as: 2801 and 2815/2817 Lebanon Pike, Nashville, Tennessee 37214.

THIS instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 22nd day of July, 2011.

Leroy J. Humphries

Leroy J. Humphries

John A. Beam, III

Beverly S. Beam

STATE OF ~~NEW MEXICO~~ TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Leroy J. Humphries,, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at Nashville, ~~New Mexico,~~ Tennessee this 22ND day of July, 2011.

Susanne C. Pugh

Notary Public

My Commission expires: May 20, 2014

SUSANNE C. PUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, John A. Beam, III, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 22ND day of July, 2011.

Susanne C. Pugh

Notary Public

My Commission expires: May 20, 2014

SUSANNE C. PUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Beverly S. Beam, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 22nd day of July, 2011.

Susanne C. Pugh
Notary Public

My Commission expires: May 20, 2014

SUSANNE C. PUGH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantors, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.

EXHIBIT A

(Property Description)

Tract No. I:

Situate in the 14th Councilmanic District, Nashville, Davidson County, Tennessee, and being part of a 1.8340 acre parcel conveyed to Leroy J. Humphries and John A. Beam, III, et ux, by Book 10681, Pg. 953 and Book 8631, Pg. 602 in the Davidson County Register's Office, and being more particularly described as follows;

Beginning at a found nail in the southerly right of way of Lebanon Pike located at centerline station 10+137.871, 13.925m (45.69 feet) Right as shown on the State of Tennessee Department of Transportation R.O.W. Layout Plans for Project Number STP-M-24(8) and in the easterly line of said parcel, thence along said easterly line S 6° 53' 38" W 295.97 feet to a found ¾" pipe at the southeasterly corner of said parcel;

Thence along the southerly line of said parcel N 81° 19' 17" W 256.01 feet to a point at the southwesterly corner of said parcel;

Thence along a westerly line of said parcel N 7° 38' 58" E 257.29 feet to a point;

Thence S 68° 57' 17" E 18.00 feet to a point in a westerly line of said parcel;

Thence along a westerly line of said parcel N 9° 23' 33" E 89.34 feet to a point in the southerly right of way of Lebanon Pike;

Thence along the southerly right of way of Lebanon Pike S 69° 55' 30" E 237.40 feet to the place of beginning.

Containing 1.8340 acres more or less.

Subject to all existing easements and right-of-ways of record.

Bearings based on Tennessee State Plane Grid Zone 4100.

Being part of the same property conveyed to Leroy J. Humphries and John A. Beam, III and wife, Beverly S. Beam, as tenants in common, by Quitclaim Deed from Leroy J. Humphries and John A. Beam, III and wife, Beverly S. Beam, of record in Instrument No. 20110720-0055341, dated July 12, 2011, Register's Office for Davidson County, Tennessee.

This description is based on a survey prepared by Baumann Land Survey, Inc., dated December 17, 2010, and updated on July 20, 2011 (Thomas P. Baumann, Registered Land Surveyor Registration No. 2668), File No. 22125.

Tract No. II:

Situate in the 14th Councilmanic District, Nashville, Davidson County, Tennessee, and being part of a 0.3972 acre parcel conveyed to Leroy J. Humphries and Beverly S. Beam by Instrument Number 20031204-0174298 in the Davidson County Register's Office, and being more particularly described as follows;

Beginning at a found nail in the southerly right of way of Lebanon Pike located at centerline station 10+065.513, 13.925m (45.69 feet) Right as shown on the State of Tennessee Department of Transportation R.O.W. Layout Plans for Project Number STP-M-24(8) and an easterly line of said parcel, thence along said easterly line S 9° 23' 33" W 89.34 feet to a point;

Thence N 68° 57' 17" W 18.00 feet to a point;

Thence S 7° 38' 58" W 26.30 feet to a point at the southeasterly corner of said parcel;

Thence along the southerly line of said parcel N 81° 55' 45" W 129.71 feet to a point in the easterly right of way of Donelson Pike as shown on said R.O.W. Layout Plans;

Thence along the easterly right of way of Donelson Pike with a curve to the right, having a radius of 6,510.73 feet, length of 49.13 feet, and having a chord bearing N 8° 33' 17" E 49.13 feet to a point;

Thence along the easterly right of way of Donelson Pike N 8° 46' 16" E 47.53 feet to a found nail;

Thence along the right of way of Donelson and Lebanon Pikes N 58° 55' 49" E 58.32 feet to a point in the southerly right of way of Lebanon Pike;

Thence along the southerly right of way of Lebanon Pike S 69° 55' 30" E 105.20 feet to the place of beginning.

Containing 0.3972 acres more or less.

Subject to all existing easements and right-of-ways of record.

Bearings based on Tennessee State Plane Grid Zone 4100.

Being part of the same property conveyed to Leroy J. Humphries and John A. Beam, III and wife, Beverly S. Beam, as tenants in common, by Quitclaim Deed from Leroy J. Humphries and John A. Beam, III and wife, Beverly S. Beam, of

record in Instrument No. 20110720-0055341, dated July 12, 2011, said Register's Office.

This description is based on a survey prepared by Baumann Land Survey, Inc., dated December 17, 2010, and updated on July 20, 2011 (Thomas P. Baumann, Registered Land Surveyor Registration No. 2668), File No. 22125.