THIS INSTRUMENT IS PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115
without the benefit of
An updated title search and without
the issuance of title insurance

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Name and Address of New Owner:
James A. Cayton
4431 Andrew Jackson Pkwy.
Hermitage, TN 37076

Map and Parcel Nos.:
04405019400 and
04405019300

BILL GARRETT, Davidson County
Trans:T20120016531 DEEDQC
Recvd: 03/06/12 13:27 3 pgs
Fees:17.00 Taxes:0.00
20120306-0019612

SEND TAX BILLS TO:
Same as New Owner

CONSOLIDATION DEED

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JAMES A. CAYTON,** do hereby quitclaim and convey unto **JAMES A. CAYTON (myself), my** successors and assigns, all my right, title and interest in and to the following described tracts of land:

See Attached Exhibit "A" for legal description of property.

The sole purpose of this deed is to combine and consolidate properties described in attached Exhibit "A" as Tracts 1 and 2 with those properties also described in attached Exhibit "A" as Tracts No. I and II. This conveyance should combine the above referenced tax parcels into one tax parcel.

THIS CONVEYANCE IS MADE SUBJECT TO THE RIGHTS-OF-WAY OF ANY PUBLIC ROAD OR STREET, AND THE TENNESSEE CENTRAL RAILROAD AND THE NASHVILLE AND EASTERN RAILROAD AND SUBJECT TO THE RIGHT-OF-WAY OF A PRIVATE ROAD; FURTHER SUBJECT TO ANY UNPAID PROPERTY TAXES AND ANY OTHER ENCUMBRANCES, EASEMENTS, RESTRICTIONS, ETC. THAT MAY AFFECT SUBJECT PROPERTY.

I have hereunto set my hand on this the 5rd day of March, 2012.

JAMES A. CAYTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James A. Cayton**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Madison, Tennessee, the 5th day of March, 2012.

My commission expires:
3/3/2014

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ NONE.

AFFIANT

Subscribed and sworn to before me,
this the 5th day of March, 2012.

Notary Public

My Commission expires: 3/3/2014

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 1:
Land in Davidson County, Tennessee, being Tract No. 13 of the Nashville Industrial Corporation holdings at Old Hickory, Tennessee, as follows: Beginning on an iron pipe at the northeast corner of Spur Oil Company purchase, now beer garden, and southwest edge of Swinging Bridge Road right-of-way and runs as follows: South 41 deg. 25 min. West 65.7 feet to an iron post, thence with the curve turning right with radius of 174 feet to an iron pipe, North 13 deg. 30 min. West 111 feet at southwest edge of Swinging Bridge Road right-of-way; thence South 48 degrees 35 min. East 88.5 feet with the southwest edge of Swinging Bridge Road.

TRACT 2:
Land in Davidson County, Tennessee, being a remaining portion of the right-of-way located on the Old Hickory Branch Line as shown on Valuation Map S-4E, station 405+00 being located 475 feet+ southeast of the centerline of a Private Road at station 409+75, the remaining portion of right-of-way being 20 feet in width, running north from the Old Hickory Branch Main Line Right-of-Way to the south Right-of-Way of Swinging Bridge Road, located in Davidson County, Tennessee and more particularly described as follows:
Being located 475 feet+ southeast of the centerline of a Private Road at station 409+75, Old Hickory Branch and being bounded to the west by Tax Parcel 192, Map 44.05 as shown on Tax Map of Davidson County, Tennessee and recorded as Instrument No. 20030224-0023998, Register's Office for Davidson County, Tennessee, and bounded to the north by the Right-of-Way of Swinging Bridge Road, and bounded to the west by Tax Parcels 193 and 194 on Tax Map 44.05, Tax Map of Davidson County, Tennessee, Parcel 193 being recorded as Instrument No. 20020314-0032292, said Register's Office and Tax Parcel 194 being recorded in Book 4229, Page 633, said Register's Office and bounded on the south by the Nashville and Eastern Railroad right-of-way on the Old Hickory Branch Main Line and being that property delineated on Exhibit "A" to deed of record as Instrument No. 20050526-0059669, said Register's Office.

Being the same property conveyed to James A. Cayton from Esam Shabana by Warranty deed dated April 22, 2010 and recorded as Instrument Number 20100427-0031887, Register's Office for Davidson County, Tennessee.

THIS IS UNIMPROVED PROPERTY KNOWN AS 337 SWINGING BRIDGE ROAD, OLD HICKORY, TN 37138 also identified on Davidson County, Tennessee Tax Assessor's Records as 044050193.00

AND

Two tracts of Land in Davidson County, Tennessee, being described as follows:

TRACT NO. I: A small tract of land in the 4th Civil District of Davidson County, Tennessee in Jones' or Hadley's Bend of Cumberland River, and more particularly described as follows:

BEGINNING at a point on the southwest side of the Concrete Boulevard as marked by an iron pin, said point being 17 1/2 feet from the center of said Boulevard and 57 feet from the concrete monument of one of DuPont's corners and running thence with the margin of the right-of-way of said Concrete Boulevard, northerly 48 deg. 37' westerly 80 feet to an iron pin; thence at right angles southwesterly 80 1/2 feet to an iron pin situated 12 1/2 feet from the center of the Tennessee Central Railroad track; thence southeasterly parallel to Concrete Boulevard 80 feet to an iron pin which is 12 1/2 feet from the center of the railroad track; thence at right angles northeasterly 81 1/2 feet to the point of beginning and containing 1/6 of an acre, more or less.

TRACT NO. II: Land in Davidson County, Tennessee, being Tract No. 14 of the Nashville Industrial Corporation holdings in Old Hickory, Tennessee, described as follows to-wit:

BEGINNING on an iron pipe in the north edge of Tennessee Central Railroad right-of-way center line of track, south corner Spur Oil Co. purchase, now Beer Garden, and runs as follows: North 41 deg. 25 min. East 74 feet to an iron pipe in the south edge of Swinging Bridge Road right-of-way; thence South 48 deg. 35 min. East 59.5 feet, (per warranty deed) 43.18 feet (per survey by John D. McCormick, RLS # 674, dated February 9, 2009,) with south edge of right-of-way to an iron pipe; thence with the curve of 194 feet radius turning left, South 5 deg. 35 min. East 104 feet (per deed) 117.03 feet (per said survey) to an iron pipe in the north edge of Tennessee Central Railroad right-of-way; thence North 48 deg. 35 min. East 133 feet to the beginning and containing 0.15 acres, more or less, according to a survey by L. C. Petty & Co. of Carthage, Tennessee, dated June, 1958.

Being the same property conveyed to James A. Cayton from Margaret Lee Boren by Warranty deed recorded as Instrument No. 20100331-0023849, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 333 SWINGING BRIDGE ROAD, OLD HICKORY, TN 37138 also identified on Davidson County, Tennessee Tax Assessor's Records as 04405019400