BILL GARRETT, Davidson County
Trans:T20120030039 DEEDQC
Recvd: 04/24/12 16:00 4 pgs
Fees:22.00 Taxes:0.00
20120424-0035194

PREPARED BY:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, TN 37219-2498

QUITCLAIM DEED
FOR CONSOLIDATION OF PARCELS

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel Number:
Terrell A. Broady, Sr., et ux 3855 Clarksville Pike Nashville, TN 37218	NO CHANGE FROM CURRENT RECIPIENT SAME	06900003600 06900023600

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, and for the purpose of re-conveying the herein described real property, so as to consolidate adjoining parcels, Terrell A. Broady, Sr. and wife, Byrettia L. Broady, the Grantors, by these presents do hereby quitclaim and convey unto Terrell A. Broady, Sr. and wife, Byrettia L. Broady the Grantees, their heirs, successors and assigns, all their right, title and interest in and to the following described tracts of land:

SEE EXHIBIT "A" ATTACHED HERETO

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

Witness our hand this 24th day of April, 2012.

GRANTORS:

Terrell A. Broady
TERRELL A. BROADY, SR.

Byrettia L. Broady
BYRETTIA L. BROADY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Terrell A. Broady, Sr. and wife, Byrettia L. Broady, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), the bargainors, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this 24th day of April, 2012.

Notary Public

MACKENZIE REISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/6/2015

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 24th day of April, 2012.

Notary Public

MACKENZIE REISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expiration Date:

1/6/2015

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

EXHIBIT A

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, according to the survey of Erly J. Thornton, Jr., Registered Land Surveyor, Tennessee License No. 1123, Thornton & Associates, Inc., 1205 South Graycroft Avenue, Madison, Tennessee 37115, Project No. 03-813.

Bounded on the North by the Gus Richards property as of record in Deed Book 8140, page 401, R.O.D.C., TN. Bounded on the East by the westerly margin of Clarksville Pike (U.S. Highway 41A or State Route 12). Bounded on the South by the T. Turner Snodgrass Trustee property as of record in Deed Book 7358, page 358, R.O.D.C., TN. Bounded on the west by the Gus Richards, Jr. property as of record in Instrument No. 200210220129643, R.O.D.C., TN and being more particularly described as follows:

Beginning at an iron pin in the westerly margin of Clarksville Pike, 290.6 feet from the southerly margin of Abernathy Road; thence, with the westerly margin of Clarksville Pike and a curve to the left, said curve having a central angle of 00 deg. 55' 40", a radius of 1467.50 feet, a length of 23.76 feet, and a chord bearing and distance of South 27 deg. 32' 07" East 23.76 feet; thence, continuing with said margin , South 27 deg. 59' 57" East, 458.93 feet, to an iron pin; thence, leaving Clarksville Pike and a common line with the T. Turner Snodgrass, Trustee property as of record in Deed Book 7358, page 358, R.O.D.C., TN, South 84 deg. 55' 54" West 422.96 feet to an iron pin; thence, a common line with the Gus Richards, Jr. property as of record in Instrument No. 200210220129643, R.O.D.C., TN, North 01 deg. 39' 37" West, 432.58 feet to an iron pin; thence, a common line with the Gus Richards property as of record in Deed Book 8140, page 401, R.O.D.C., TN, North 81 deg. 25' 51" East, 209.74 feet to the point of beginning. Containing 139,017 sq. feet or 3.191 acres, more or less.

Being the same property conveyed to Terrell A. Broady, Sr. and wife, Byrettia L. Broady by Warranty Deed from Sherry L. Cox Nickens and Linda Sue Choate Lichtgarn, of record in Instrument No. 20051219-0151838 Register's Office for Davidson County, Tennessee.

This is improved property known as 3831 Clarksville Pike, Nashville, Tennessee 37218.

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY THE GUS RICHARDS PROPERTY, AS OF RECORD IN INSTRUMENT NUMBER 200111150125515, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DEED BOOK 8140, PAGE 401, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE EAST BY THE TERRELL A. BROADY, SR. AND BYRETTIA L. BROADY PROPERTY, AS OF RECORD IN INSTRUMENT NUMBER 200512190151838, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE SOUTH BY THE T. TURNER SNODGRASS, TRUSTEE PROPERTY, AS OF RECORD IN DEED BOOK 7358, PAGE 358, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE WEST BY THE REMAINING LANDS OF THE GUS RICHARDS, JR., ET UX PROPERTY, AS OF RECORD IN INSTRUMENT NUMBER 200210220129643, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, LYING GENERALLY WEST OF CLARKSVILLE PIKE (U.S. HIGHWAY 41A & STATE ROUTE 12), LYING GENERALLY SOUTH OF ABERNATHY ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN THAT BEARS SOUTH 81 DEGREES 25 MINUTES 51 SECONDS WEST, 209.74 FEET FROM AN EXISTING IRON PIN IN THE WESTERLY MARGIN OF CLARKSVILLE PIKE (U.S. HIGHWAY 41A & STATE ROUTE 12) SAID IRON PIN BEING THE NORTHWEST CORNER OF THE TERRELL A. BROADY, SR. AND BYRETTIA L. BROADY PROPERTY, AS OF RECORD IN INSTRUMENT NUMBER 200512190151838, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED HEREIN; THENCE, A COMMON LINE WITH THE TERRELL A. BROADY, SR. AND BYRETTIA L. BROADY PROPERTY, AS OF RECORD IN INSTRUMENT NUMBER 200512190151838, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SOUTH 01 DEGREE 39 MINUTES 37 SECONDS EAST, 432.58 FEET TO AN EXISTING IRON PIN; THENCE, A COMMON LINE WITH THE T. TURNER SNODGRASS, TRUSTEE PROPERTY, AS OF RECORD IN DEED BOOK 7358, PAGE 358, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SOUTH 86 DEGREES 00 MINUTES 11 SECONDS WEST, 727.57 FEET TO AN IRON PIN SET; THENCE, WITH A NEW LINE AND THE WESTERLY MARGIN OF AN EXISTING 100 FOOT TVA TRANSMISSION LINE EASEMENT, NORTH 44 DEGREES 00 MINUTES 26 SECONDS EAST, 563.47 FEET TO AN IRON PIN SET; THENCE, WITH A NEW LINE, NORTH 14 DEGREES 20 MINUTES 35 SECONDS EAST, 39.34 FEET TO AN IRON PIN SET; THENCE, A COMMON LINE WITH THE GUS RICHARDS PROPERTY, AS OF RECORD IN INSTRUMENT NUMBER 200111150125515, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 84 DEGREES 28 MINUTES 12 SECONDS EAST, 136.20 FEET; THENCE, A COMMON LINE WITH THE GUS RICHARDS PROPERTY, AS OF RECORD IN DEED BOOK 8140, PAGE 401, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 81 DEGREES 25 MINUTES 51 SECONDS EAST, 178.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 212,317 SQUARE FEET OR 4.874 ACRES, MORE OR LESS.

Being the same property conveyed to Terrell A. Broady, Sr. and wife, Byrettia L. Broady by Warranty Deed from Gus Richards, Jr., of record in Instrument No. 20070319-0033209, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Abernathy Road, Nashville, Tennessee 37218.