QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 04/30/12 11:30 4 pgs
Fees:27.00 Taxes:0.00
20120430-0036643

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 me on April 30, 2012.

NOTARY PUBLIC

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Carolyn Hall Buchanan 8331 McCrory Lane Nashville, TN 37221	SAME	140-00-0 Part of Parcel 030.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Carolyn Hall Buchanan, a widow, by these presents do hereby quitclaim, transfer and convey unto John Cobb Rochford, Trustee, his successors and assigns, all of my interest unto a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

This property is also known as improved property located at 8337 McCrory Lane, Nashville, TN 37221.

This instrument prepared upon information furnished by the Grantee and without the benefit of a title examination, title insurance or closing thereupon.

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

And now, I, the said John Cobb Rochford, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim, transfer and convey unto Carolyn Hall Buchanan, her heirs and assigns, all of my interest in the aforedescribed property, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands on April 30, 2012.

Carolyn Hall Buchanan
Carolyn Hall Buchanan

John Cobb Rochford
John Cobb Rochford, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 30, 2012, before me personally appeared the within named, Carolyn Hall Buchanan, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL ON April 30, 2012.



NOTARY PUBLIC

My Commission Expires: 9/9/2014

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 30, 2012, before me personally appeared John Cobb Rochford, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL ON April 30, 2012.



NOTARY PUBLIC

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EXHIBIT A: LEGAL DESCRIPTION

A parcel of land in the 9th Civil District of Davidson County, Tennessee, on the westerly side of McCrory Lane in Bread Tray Hollow, described in Book 3136, page 415, Register's Office for Davidson County, Tennessee, according to a survey made by S. H. Hutchison, dated September 3, 1960, as follows:

Beginning at a point in the center of McCrory Lane Road stake in line on westerly margin of road, said point being the northwest corner of Roger N. Hutton's 246.25 acre tract, also the corner of the Farris land and in Hiller's line; thence with center of said Road as follows: south 42 degrees east 24.8 poles; south 52 degrees east 12 poles; south 56 degrees east 40 poles; thence leaving the road going south 36 degrees 30' west passing a stake in line on westerly margin of road 36-2/25 poles to a large black walnut tree; thence south 39 degrees 30' west 7-8/25 poles to a shally bark hickory tree; thence north 89 degrees west 3.9 poles to a corner fence post, a corner of the Farris line; thence with the Farris line as follows: north 68 degrees west 14.8 poles to a beech and elm on a ridge; thence north 38 degrees 30' west 31.6 poles to a stone; two hickory pointers; thence north 3 degrees east 8 poles to a stone, several hickory pointers; thence north 24 degrees 30' west 23.5 poles to a stake; thence north 3 degrees east 23.5 poles to a stake with a hickory pointer; thence south 87 degrees east 11 poles more or less to the point of beginning, containing 17.5 acres, more or less.

This is the same legal description as set forth on the previous deed of record.

Less and except the following 5.05 acre tract, more or less:

Being a parcel of Land in the Thirty-Fifth Councilmanic District, General Services District, Nashville, Davidson County, Tennessee. Being generally located to the southwest of McCrory Lane, north of Poplar Creek Road, and east of the Davidson-Cheatham County Line. Being a portion of the property owned by Carolyn Hall Buchanan of record in Instrument No. 20081106-0110350, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING, S 84° 42' 42" E, 30.00 feet from an Iron Rod (New) set as a witness to the northeasterly most corner of said Buchanan Property, also being at the southwesterly right-of-way of McCrory Lane (60' Right-of-Way), and in the line of the property owned by Nashville Biltmore, L.P. of record in Instrument No. 20050527-0059794, R.O.D.C., N 84° 42' 42" E, 8.23 feet from a southeasterly corner of said Biltmore Property at the right of way of McCrory Lane.

THENCE, with right-of-way of McCrory Lane the following calls:

S 37° 57' 13" E, 307.96 feet to an Iron Rod (New);

With a curve concave northeast having a central angle of 06° 52' 51", a radius of 1300.28 feet, a tangent of 78.17 feet, and a chord of S 42° 11' 55" E, 156.06 feet for an arc length of 156.15 feet to a severance line;

THENCE, with a severance line S 37° 20' 14" W, passing an Iron Rod (New) at 30.00 feet set as a witness to the easterly corner of said severance line, continuing 581.00 feet for a total of 611.00 feet to an Iron Rod (Old) in the line of said Biltmore Property;

THENCE, with said Biltmore Property the following calls:

N 09° 11' 19" E, 118.06 feet to an Iron Rod (Old);
N 19° 33' 42" W, 383.19 feet to an Iron Rod (Old);
N 04° 03' 48" E, 382.27 feet to an Iron Rod (Old);
S 84° 42' 42" E, passing said witness Iron Rod (New) at 129.39 feet, continuing 30.00 feet for a total of 159.39 feet to the POINT OF BEGINNING;

Containing 219,869 Square Feet or 5.05 Acres, more or less.

Survey by Barge Waggoner Sumner and Cannon, Inc., dated April 5, 2012, File No. 35335-00.

Certificate of Authenticity

I, John Cobb Rochford do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Meghan G. Murphy a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY