BILL GARRETT, Davidson County
Trans:T20120034448 DEEDQC
Recvd: 05/10/12 08:43 2 pgs
Fees:12.00 Taxes:0.00
20120510-0040355

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box 14A
23881-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
G&G Properties P.O. Box 50374 Nashville, TN 37205	New Owner	08210001000

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, G AND G PROPERTIES, a Tennessee joint venture composed of Ben S. Gambill, Jr. and Thomas K. Gambill, a/k/a G&G INVESTMENTS, a Tennessee joint venture, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to G&G PROPERTIES, a Tennessee joint venture, hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

Being the part of the same property conveyed to G and G Properties, a Tennessee joint venture composed of Ben S. Gambill, Jr. and Thomas K. Gambill by Deed dated March 23, 1989, from 2700 South Shaver Investment Company, N.V., a Netherland Antilles corporation, of record in Book 7803, Page 577, Register's Office for Davidson County, Tennessee. And being all of the same property conveyed to G&G Investments, a Tennessee joint venture, by Warranty Deed and Assumption Agreement dated July 3, 2000, from Alley-Cassetty Coal Co., Inc., a Tennessee corporation of record as Instrument No. 20010430-0043116, Register's Office for Davidson County, Tennessee. (Tract One)

Being all of the same property conveyed to G&G Investments, a Tennessee joint venture, by Warranty Deed and Assumption Agreement dated July 3, 2000, from Alley-Cassetty Coal Co., Inc., a Tennessee corporation of record as Instrument No. 20010430-0043116, Register's Office for Davidson County, Tennessee. (Tract Two)

This instrument is to correctly identify the property owner's entity name which should have been correctly written as G&G PROPERTIES, a Tennessee joint venture on the Warranty Deeds of record at Book 7803, Page 577, and at Book 8433, Page 973, and Instrument No. 20010430-0043116, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 9th day of May, 2012.

G&G PROPERTIES,
a Tennessee joint venture*

By: _____
Ben S. Gambill, Jr., Joint Venturer

By: _____
Thomas K. Gambill, Joint Venturer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ben S. Gambill, Jr. and Thomas K. Gambill, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Joint Venturers of G&G Properties, a Tennessee joint venture, the within named bargainor, and that they as such Joint Venturers being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Joint Venture by themselves as Joint Venturers.

WITNESS my hand and official seal at office, Nashville, TN, this 9th day of May, 2012.

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: 11/3/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Thomas K. Gambill
Affiant

Subscribed and sworn to before me this
9th day of May, 2012.

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Etta Carter
Notary Public
My commission expires: 11/3/15

Exhibit "A"
Legal Description

TRACT ONE: Map/Parcel #082-10-0-010-00

Land in Davidson County, Tennessee, being a southerly portion of Lot 10 on the First Division of the John Shelby Estate, of record in Plan Book 1, Page 10, Chancery Court, Davidson County, Tennessee, a northerly portion of Lot 11 of the John Shelby Subdivision, recorded in Plan Book 1, Page 10, Chancery Court, and a portion of Cowan Street, as closed by Council Bill No. 73-491, and being more particularly described according to a survey prepared by Regan-Smith-Murphy & Associates dated June 22, 1987, Job No. 72-522, as follows:

Beginning at a set P.K. nail in the South margin of Spring Street at the entrance to Cowan Street, said point being 50 feet, more or less, West of the centerline of Cowan Street and proceeding as follows: South 47° 24' 09" East, a distance of 23.98 feet to a set P.K. nail, said point being in the West margin of Cowan Street; thence along said margin South 05° 46' West, a distance of 186.30 feet to an existing iron pin; thence with a curve to the left and having a radius of 430.46 feet for a distance of 114.57 feet to an existing P.K. nail, said curve having a chord bearing and distance of South 01° 51' 30" East, a distance of 114.23 feet; thence with the same South 09° 29' East, a distance of 134.55 feet to an existing iron pin, said point being the Northeast corner of a tract conveyed to Farris Hardwood Lumber Company, as recorded in Book 649, Page 651, Register's Office for said County, and is the Southeast corner of this tract; thence along a common property line of the above said two tracts, South 49° 51' 07" West, a distance of 457.51 feet to an existing iron pin; thence with the same, North 83° 18' West, a distance of 14.14 feet to an existing iron pin, said point being in the East margin of Louisville & Nashville Railroad; thence along said margin with a curve to the right and having a radius of 692.2 feet for a distance of 190.28 feet to an existing iron pin, said curve having a chord bearing and distance of North 25° 09' 30" West, a distance of 189.68 feet; thence with the same, North 17° 17' West, a distance of 218.09 feet to an existing iron pin; thence with a curve to the right and having a radius of 553.27 feet for a distance of 271.83 feet to an existing iron pin, said curve having a chord bearing and distance of North 03° 12' 30" West, a distance of 269.10 feet; thence with the South margin of Spring Street (a 60 foot wide road), North 79° 25' 41" East, a distance of 507.93 feet to the POINT OF BEGINNING, containing 278,082 square feet or 6.384 acres of land, more or less.

Included, but Excluded is the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8433, Page 973, said Register's Office. Said property being described as follows:

Beginning at a point in the existing West margin of Cowan Street, said point being 31.35 feet right of Cowan Street proposed centerline station 1+10; thence with the proposed Southwest margin of Jefferson Street North 49° 19' 57" West, a distance of 57.41 feet to a point; thence with the proposed South margin of Jefferson Street (1) South 80° 31' 19" West a distance of 10.72 feet (2) having a 2810.79 foot radius curve westerly 126.84 feet (3) South 77° 47' 28" West, a distance of 197.33 feet (4) South 74° 54' 29" West a distance of 136.21 feet to a point; thence with the existing East margin of CSX Transportation Railroad northerly 54 feet more or less to a point; thence with the existing South margin of Jefferson Street easterly 510 feet more or less to a point; thence with said existing West margin Southerly 74 feet more or less to the POINT OF BEGINNING. Said Exclusion making the property a total of 5.96 acres, more or less. .

Being improved commercial property known as 299 Cowan Street, Nashville, Tennessee 37213.

Being the part of the same property conveyed to G and G Properties, a Tennessee joint venture composed of Ben S. Gambill, Jr. and Thomas K. Gambill by Deed dated March 23, 1989, from 2700 South Shaver Investment Company, N.V., a Netherland Antilles corporation, of record in Book 7803, Page 577, Register's Office for Davidson County, Tennessee.

TRACT TWO: Map/Parcel #082-14-0-040-00

Land in Davidson County, Tennessee, being Lot No. 1 on the Subdivision of the Farris property of record in Book 7900, Page 391, as revised by the Surveyor's Certificate of Correction, dated November 12, 1992, of record in Book 8795, Page 559, Register's Office for Davidson County, to which plat reference is hereby made for a more complete description.

Being improved commercial property known as 1 Oldham Street, Nashville, Tennessee 37213.

Being all of the same property conveyed to G&G Investments, a Tennessee joint venture, by Warranty Deed and Assumption Agreement dated July 3, 2000, from Alley-Cassetty Coal Co., Inc., a Tennessee corporation of record as Instrument No. 20010430-0043116, Register's Office for Davidson County, Tennessee.