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BILL GARRETT, Davidson County
Trans:T20120035365 DEEDQC
Recvd: 05/14/12 13:44 2 pgs
Fees:12.00 Taxes:0.00
20120514-0041494

THIS INSTRUMENT PREPARED BY:
Jennifer S. Dunlap, Attorney
7101 Executive Center Dr. #151
Brentwood, TN 37027

NEW OWNER:
Coventry Place, LLC
390 Mallory Station Rd. #100
Franklin, TN 37067

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
104-02 62.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, MICHAEL E. FORD, for and in consideration of Ten and no/100's ($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 COVENTRY PLACE, LLC, a Tennessee limited liability company, all my interest in and to a certain tract of land in **Davidson** County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR FULL LEGAL DESCRIPTION

This is unimproved property known as 3206 Long Boulevard, Nashville, Tennessee 37203.

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

WITNESS my hand this the 10 day of May, 2012.

Michael E Ford
MICHAEL E. FORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael E. ford, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence that he executed the within instrument for the purpose therein contained.

Witness my hand and seal at Brentwood, TN this 10th day of May, 2012.

Jennifer S. Dunlap
Notary Public

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 9/23/13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Michael E Ford
Affiant

Sworn to and subscribed before me this the 10th day of May, 2012.

Jennifer S. Dunlap
Notary Public

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 9/23/13

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 102 on revised Map of West End Park, of record in Book 421, Pages 82 and 83, in the Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point on the westerly margin of Long Boulevard at the corner of Lots Nos. 101 and 102, running thence in a westerly direction 150 feet, more or less, to the eastern margin of an alley; thence southwestwardly along the easterly margin of said alley, 28.7 feet; thence southwardly 160 feet, more or less, to the northerly margin of Burns Avenue; thence northeastwardly with the northwestern margin of Burns Avenue and Long Boulevard, around a curve to the point of beginning and being 179 feet, more or less.

There being included in the above description but EXCLUDED from this conveyance is the following description:

Being a strip of ground one foot in width and 134 feet in length off the extreme east side of lot no. 102 and beginning at the southeast corner of said Lot No. 102, which strip of ground was Quitclaimed by Mrs. Christa Ann Watkins, by Quitclaim Deed recorded in Book 577, page 313, Register's Office for Davidson County, Tennessee.

And Further described as follows:

Property located in the 21st Council District of Nashville, Davidson County, Tennessee, being a portion of Lot 102 on the Revised Map of West End Park as of record in Plat Book 421, Page 82 and 83, in the Register's Office for Davidson County, Tennessee and being more particularly described according to a ALTA/ACSM Land Title Survey prepared by Wamble & Associates, PLLC, dated May 9, 2012, as follows;

BEGINNING at an iron rod (old) on the north right-of-way of Burns Avenue (50' R.O.W.), said iron rod being the southwest corner of the subject property & the southeast corner of lot 103 of the Revised Subdivision of West End Park. as of record in Plat Book 4174, Page 872, Registers Office, Davidson County, Tennessee;

THENCE, leaving said right-of-way of Burns Avenue, following common line between lots 102 & 103 on said plat, North 02 degrees 35 minutes 57 seconds West for a distance of 159.99 feet to an iron rod with cap (old), on the southern right-of-way of Metro Alley # 701 (15' R.O.W.);

THENCE, leaving said lot 102, following said Alley # 701, North 28 degrees 46 minutes 51 seconds East for a distance of 28.68 feet to an iron rod with cap (old), being the southwest corner of D5 Lofts property, Master Deed of record in Instrument # 20060816-0101153, Registers Office, Davidson County, Tennessee;

THENCE, leaving said Alley # 701, following said D5 Lofts property, South 60 degrees 30 minutes 17 seconds East for a distance of 14.94 feet to an iron rod with cap (new); South 29 degrees 29 minutes 43 seconds West for a distance of 1.00 feet to a 1-inch steel pipe with cap (new); South 60 degrees 30 minutes 17 seconds East for a distance of 134.00 feet to an iron rod with cap (new) in the western right-of-way of Long Boulevard (80' R.O.W.);

THENCE, leaving said D5 Lofts property, following said right-of-way, on a curve to the right, said curve having a radius of 630.00 feet, an arc length of 175.73 feet and a chord of North 50 degrees 46 minutes 34 seconds East for a distance of 175.16 feet to the point of beginning;

Containing 14,036 Square Feet or 0.32 Acres.

Being the same property conveyed to Michael E. Ford, by Special Warranty Deed dated November 30, 2011, from Capital Bank N.A., successor by merger to GreenBank, a Tennessee chartered commercial bank, of record at Instrument No. 20111201-0093547, Register's Office for Davidson County, Tennessee, and further conveyed to Coventry Place, LLC, by quitclaim deed of record in Instrument No. _____, Register's Office for Davidson County, Tennessee