BILL GARRETT, Davidson County
Trans:T20120036551 DEEDQC
Recvd: 05/17/12 15:23 4 pgs
Fees:22.00 Taxes:0.00
20120517-0043005

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Charron & Williams Partnership 6514 Murray Lane Brentwood, TN 37027	(same)	Map 44-1 Parcels 13, 14 And 18

This instrument prepared by: WALLER LANSDEN DORTCH & DAVIS, LLP, Richard A. Johnson, Esq. 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Patricia W. Charron
Affiant

KAREN A. BUNTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires February 23, 2015

Subscribed and sworn to before me, this the 30th day of March, 2012.

Karen A Buntin
NOTARY PUBLIC
My Commission Expires: Feb 23, 2015

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, Swinging Bridge Road Partnership, a Tennessee general partnership, by these presents, does hereby quitclaim and convey unto Charron & Williams Partnership, a Tennessee general partnership, ("Grantee"), its successors and assigns, all of its right, title and interest, in and to the following described land in Davidson County, Tennessee:

Parcel 1

TRACT 1: A tract of land situated in the 4th Civil District of Davidson County, Tennessee, and on the west side of Swinging Bridge Road and east of the Tennessee Central Railroad right-of-way at Old Hickory, Tennessee.

Beginning on an iron pipe at the intersection of east edge of Tennessee Central Railroad right-of-way and west edge of Swinging Bridge Road a point 46 feet south of intersection of center lines of Swinging Bridge Road and Cinder Road and runs as follows: S 48 – 35 E. 117.5 ft. with the west edge of Swinging Bridge Road right-of-way to an iron pipe; S 62 – 30 E. 177.6 ft. with the west edge of Swinging Bridge Road right-of-way to an iron pipe; S 48 – 35 E. 379.7 ft. with the west edge of Swinging Bridge Road right-of-way to an iron pipe; S 41 – 30 W. 74 ft. to an iron pipe in

east edge of TCRR right-of-way; N 48 – 35 W. 550.8 ft. with the east edge of TCRR right-of-way to an iron pipe; thence with the curve turning right, angle 30 degrees radius 235 ft. length 124.68 ft. with the east edge of TCRR right-of-way to the beginning, containing 0.94 acres.

TRACT 2: A tract of land situated in the 4th Civil District of Davidson County, Tennessee at Old Hickory, west of Swinging Bridge Road and TCRR and south of Keeton Avenue.

Beginning on an iron pipe at the intersection of the south edge of Keeton Avenue right-of-way and west edge of Swinging Bridge Road right-of-way and runs as follows: S 48 – 45 E. 326.2 ft. with the west edge of Swinging Bridge Road to an iron pipe at intersection of the west edge of TCRR right-of-way and west edge of Swinging Bridge Road; thence with the curve turning left; angle 35 – 59 degrees, radius 260 ft., length 159.75 ft. with the west edge of TCRR right-of-way to an iron pipe, S 48 – 45 E. 550.8 ft. with the west edge TCRR right-of-way to an iron pipe, S 41 – 30 W. 361 ft. to an iron pipe; N 45 – 48 W. 1052.2 ft. to an iron pipe in south edge of Keeton Avenue right-of-way; N 43 – 49 E. 409.5 ft. with the south edge of Keeton Avenue right-of-way to the beginning, containing 9.39 acres.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE in the following property which was conveyed to Robert D. McClendon, Trustee, by deed from Edith L. Williams, Vernon M. Williams, Jr. and wife, Kay O. Williams, and James A. Charron and wife, Patricia W. Charron, of record in Book 8972, page 651, said Register's Office:

Being a tract of land lying in Nashville, Davidson County, Tennessee, being a part of Vernon Williams, Jr. property of record in Deed Book 4670, page 341, and being bounded on the North by the C.S.X. Railroad, on the East by Robert McClendon as of record in Deed Book 5235, page 47, on the South by Jodi Atwood as of record in Deed Book 3644, page 189, and Deed Book 2335, page 263, on the West by the remainder of said Williams Property as of record in Deed Book 4670, page 341 and being more particularly described as follows:

Beginning at a concrete monument at the Northeast corner of the Jodi Atwood Property of record in Deed Book 3644, page 189, said monument being North 41 deg. 30 min. 00 sec. East 290.00 feet from the North right-of-way of Keeton Avenue; thence with Atwood's Northerly line North 46 deg. 31 min. 34 sec. West 40.02 feet to an iron pin; thence with the severance line North 41 deg. 30 min. 00 sec. East 361.00 feet to an iron pin in the Southerly right-of-way of the C.S.X. Railroad; thence with said right-of-way South 46 deg. 31 min. 34 sec. East 40.02 feet to an iron pin in the Westerly line of the Robert McClendon Property; thence with said

line South 41 deg. 30 min. 00 sec. West 361.00 feet to the point of beginning containing 14,400 square feet or 0.3315 acres.

Parcel 2:
A tract of land in Davidson County, Tennessee, fronting 100 feet on the easterly side of Keeton Avenue and runs back 287.5 feet on the northerly line and 285.1 feet on the southerly line to a rear line which measures 100 feet.

Parcels 1 and 2 being the same property conveyed to Swinging Bridge Partnership, a Tennessee general partnership, by deed from Edith L. Williams, Vernon M. Williams, Jr. and wife, Kay O. Williams and James A. Charron and wife, Patricia W. Charron, of record in Book 9559, page 961, said Register's Office.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 30 day of March, 2012.

SWINGING BRIDGE ROAD PARTNERSHIP, a Tennessee general partnership

By: Patricia W. Charron
Patricia W. Charron, partner

By: Kay O. Williams
Kay O. Williams, Executrix of the Estate of V. Morris Williams, Jr., partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Patricia W. Charron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be a Partner of Swinging Bridge Road Partnership, the within named bargainor, a Tennessee general partnership, and that she as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by herself as Partner.

Witness my hand and seal at my office in Nashville, Tennessee, this the 30th of March, 2012.

Karen A. Quentin
NOTARY PUBLIC

My Commission Expires: Feb. 23, 2015

KAREN A. QUENTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires February 23, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kay O. Williams, Executrix of the Estate of V. Morris Williams, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be Executrix of the Estate of V. Morris Williams, Jr., a Partner of Swinging Bridge Road Partnership, the within named bargainor, a Tennessee general partnership, and that she as such Executrix of the Estate of the Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by herself as Executrix of the Estate of the Partner.

Witness my hand and seal at my office in Nashville, Tennessee, this the 30th day of March, 2012.

Karen A Buntin
NOTARY PUBLIC

My Commission Expires: Feb 23, 2015

KAREN A. BUNTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires February 23, 2015