| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| James A. Crossman<br>4429 Herbert Place<br>Nashville Tenn 37215 | Same | Map-Parcel<br>093140455.00 060020256.00<br>094050109.00 092150176.00<br>104120059.00 117140149.00<br>102080057.00 060020278.00 |

This instrument prepared by : Weldon B. White, Jr., Attorney at Law, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

## QUITCLAIM DEED

Know all persons by these presents, Mary B. Crossman (The "Grantor"), has bargained and sold, and by these presents does transfer, remise and convey unto James A. Crossman, (The "Grantee"), his heirs and assigns all of the Grantor's interest in certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See Collective Exhibit A

This descriptions are the same as in the last deeds of record.

IN WITNESS WHEREOF, the Grantor has executed this Deed the 15th day of October , 2012.

BILL GARRETT, Davidson County
Trans:T20120078632 DEEDQC
Recvd: 10/16/12 13:54 11 pgs
Fees:57.00 Taxes:0.00
20121016-0094841

Mary B Crossman
Mary B. Crossman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Mary B. Crossman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of October, 2012.

Notary Public

My Commission Expires: 11.3.15

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration for this transfer is $0.

Affiant

15th Subscribed and sworn to before me this day of October, 2012.

Notary Public

My Commission Expires: 7/6/2015

Collective Exhibit A1

LAND in Davidson County, Tennessee, being Lots Nos. 1 thru 7 in the Henry Bloods Subdivision of Lots Nos. 118 and 119 and other lots in the Barrow Grove Plan, as of record in Book "S", page 279, Register's Office for said County, described as follows:

SAID Lot Nos. 1 thru 7 front together 210 feet on the northerly margin of Ash Street and extend back between parallel lines with the easterly side of 6th Avenue South and westerly side of an alley 110 feet to the alley in the rear.

518 Ash Street

Being the same property conveyed to Grantor by deed of record in Book 6521, page 367, Register's Office for Davidson County, Tennessee.

Collective Exhibit A2

Two tracts of land in Davidson County, Tennessee, being Lot No. 2 and Reserve Parcel on the Plan of Revised Ewing Shopping Center Subdivision, as of record in Book 4595, page 71, Register's Office for said County.

Said Lot No. 2: Being a parcel of land in the 12th Civil District, Nashville, Davidson County, Tennessee, located on the east side of Brick Church Pike between Ewing Lane and Ewing Drive, more particularly described as follows:

BOOK 9396 PAGE 341

Beginning at a point in the easterly margin of Brick Church Pike, 150 feet northerly from the north line of Ewing Drive, being the northwest corner of Union Oil Company of California; thence with Brick Church Pike, north 1°13' West 179.54 feet to a point; thence with a curve to the right having a central angle of 83°17', a radius of 20 feet 29.07 feet to a point; thence North 82°36'East,. 46.95 feet to a point; thence with a curve to the left having a central angle of 19°32', a radius of 481.27 feet, 164.07 feet to a point; thence north 62°32' East 175.42 feet to a point; thence with a curve to the right having a central angle of 12°36', a radius of 283.50 feet, 62.35 feet to a point; thence South 10°18' East 195.53 feet to an iron pin; thence South 01°58' East, passing an iron pin at 64.30 feet, a total distance of 318.90 feet to a point in the northerly margin of Ewing Drive; thence with Ewing Drive, north 89°47' West, 330.86 feet to a point; the southeast corner of Union Oil Company of California; thence with said Oil Company North 1°13' West, 150.00 feet to a point; thence North 89°47' West, 140 feet to the point of beginning, containing 3.96 acres, more or less.

Said Reserve Parcel: Being a parcel of land in the 12th Civil District Nashville, Davidson County, Tennessee, located on the east side of Brick Church Pike between Ewing Lane and Parkwood Estates, Section 1, more particularly described as follows:

Beginning at a concrete monument in the easterly margin of Brick Church Pike located 78.8 feet north of the center line of Ewing Lane, being the southwesterly corner of Nashville Electric Service Ewing Creek Substation; thence with said Substation's southerly line, North 72°54' East 166.65 feet to a concrete monument; thence North 55°03' East passing a concrete monument at 28.9 feet, a total distance of 231.00 feet to a concrete monument; thence North 70°54' East, 82.17 feet to a point; thence South 02°33' East, passing an iron pin at 74.94 feet, a total distance of 108.54 feet to a point in the northerly margin of Ewing Lane; thence in a southwesterly direction with a curve to the left having a central angle of 13°34', a radius of 316.50 feet, 74.98 feet to a point; thence South 62°32' West 175.42 feet to a point; thence with a curve to the right having a central angle of 19°32', a radius of 448.27 feet, 152.82 feet to a point; thence South 82°04' West 38.36 feet to a point; thence with a curve to the right having a central angle of 96°43', a radius of 20 feet, 33.76 feet to a point; thence North 1°13' West, 39.60 feet to the point of beginning, containing 0.92 acres, more or less.

3053 Brick Church Pike

Being the same property conveyed to Grantor by deed of record in Book 9396, page 339, Register's Office for Davidson County, Tennessee.

Collective Exhibit A3

TRACT 1: Lot No. 3 on the Revised Plan of Inner-City Industrial Park, Section 3 as of record in Book 4715, page 77, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

TRACT 2: Section 10 the Plan of Inner-City Industrial Park of Record in Book 6050, page 311, said Register's Office to which Plan reference is made for a more complete description.

Being the same property conveyed to Davidson Street 1984 Warehouse, Ltd., a limited partnership by deed from Ervin M. Entrekin, Trustee of record in Book 6461, Page 293, Register's Office for Davidson County, Tennessee.

1200 Davidson Street

Being the same property conveyed to Grantor by deed of record in Book 7203, page 677, Register's Office for Davidson County, Tennessee.

# Collective Exhibit A4

Tract I:

A tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, described according to a survey of Ragan, Smith, Murphy & Associates, Inc., dated April 24, 1985, as follows:

Beginning at an existing iron pin on the West right-of-way line of Old Hickory Boulevard (approximately 105-foot wide street at said point). Said point of beginning is approximately 628 feet, more or less, from the South right-of-way line of Interstate 40. Also being the Southeast corner of Priest Lake Center - Section Two as recorded in Plat Book 4595, Page 125, Register's Office for Davidson County, Tennessee and proceeding as follows:

With said right-of-way line of Old Hickory Boulevard, South 40 degrees 51 minutes 55 seconds East 19.33 feet to an existing concrete monument. Said point reduces the right-of-way of Old Hickory Boulevard to 60 feet in width; thence still with said right-of-way line, South 40 degrees 31 minutes 36 seconds East 132.79 feet to an existing iron pin. Said point is the Northeast corner of C. Hooper Properties, Inc. as of record in Book 5435, Page 784, Register's Office for Davidson County, Tennessee. Also being the Southeast corner of this tract; thence leaving said right-of-way line and with the common line of Hooper, South 82 degrees 32 minutes 49 seconds West 403.60 feet to an iron pin set. Said point is the Southwest corner of this tract. Also being in the line of Robert J. Baltz, Jr. as of record in Book 4893, Page 228, Register's Office for Davidson County, Tennessee; thence with the common line of Baltz and this tract and leaving the North property line of Hooper, North 6 degrees 38 minutes 00 seconds West 119.46 feet to an existing concrete monument. Said point is the Southwest corner of Priest Lake Center - Section Two and the Northwest corner of this tract; thence leaving the East line of Baltz and with the common line of Priest Lake Center - Section Two, North 83 degrees 22 minutes 00 seconds East 300.00 feet to the point of beginning and containing 42,440 square feet or 0.97 of an acre, more or less.

Tract II:

A tract of land located in the 4th Civil District of Nashville, Davidson County, Tennessee, being part of Parcel 112 on Map 97, and all of Parcel 115, on Map 97, as of record in Book 7991, Page 601, Register's Office for Davidson County, Tennessee. Parcel 115, also known as reserve parcel "A", Revised Section Two, Priest Lake Center, as of record in Book 4716, Page 132, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin located in the Westerly margin of Old Hickory Boulevard, 787.5 feet from the centerline of I-40, with said pin being the most Southeast corner of the W. Terrance Mays property as recorded in Book 4837, Page 468, Register's Office for Davidson County, Tennessee, and the most Northeast corner of the property described herein; thence with said margin the following two calls: South 40 degrees 51 minutes 44 seconds East 39.95 feet; 40 degrees 47 minutes 49 seconds East 172.40 feet to a concrete monument; thence leaving said margin the following three calls: South 83 degrees 22 minutes 00 seconds West 299.74 feet; 6 degrees 38 minutes 00 seconds West 4.67 feet; North 20 degrees 02 minutes 36 seconds East 86.93 feet to an iron pin located in the most Southeast corner of the W. Terrance Mays Property above mentioned, and being a Southeast corner of the Thomas Baldridge property as of record in Book 7991, Page 601, Register's Office for Davidson County, Tennessee; thence North 49 degrees 56 minutes 36 seconds East 169.45 feet to the point of beginning. This property contains 0.698 acres or 30,404.88 square feet according to a survey dated January 16, 1990, and revised on January 30, 1990 and February 19, 1990 by David Bundren, R.L.S., Campbell Surveying Company, Inc., 2424 21st Avenue South, Nashville, Tennessee 37212.

Also being the same property as described in that certain survey prepared by Steven D. Delle, R.L.S. No: 1710, Dale & Associates dated October 14, 2003, and more particularly described as follows:

Beginning at an iron pin situated in the Westerly margin of Old Hickory Boulevard, said point also being the Northeast corner of the Waterford Landing-Hermitage, LLC property of record in Instrument No. 20020626-0077077, Register's Office for Davidson County, Tennessee;

Thence, leaving said road, South 81 degrees 52 minutes 48 seconds West, a distance of 389.28 feet to an iron rod;

Thence, North 07 degrees 18 minutes 01 seconds West, a distance of 124.13 feet to a concrete monument;

Thence, North 19 degrees 22 minutes 35 seconds East, a distance of 86.95 feet to an iron rod;

Thence, North 49 degrees 03 minutes 15 seconds East, a distance of 171.51 feet to an iron rod situated in the Westerly margin of Old Hickory Boulevard;

Thence, along said road, South 40 degrees 58 minutes 30 seconds East, a distance of 213.15 feet to an iron rod;

Thence, along said road, South 41 degrees 32 minutes 03 seconds East, a distance of 19.33 feet to an iron rod;

Thence, along said road, North 48 degrees 48 minutes 22 seconds East, a distance of 10.45 feet to an iron rod;

Thence, along said road, South 41 degrees 11 minutes 37 seconds East, a distance of 124.98 feet to the point of beginning and containing 71,616.099 square feet or 1.644 acres of land.

Tract III:

Land in Davidson County, Tennessee, being Lot No. 6 in A.A. Mellier's Subdivision of Part of Lot No. 156 of the Boyd Home Tract, a plan of which subdivision is of record in Book 57, Page 127 Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the Southerly side of Church Street, formerly Richland Turnpike, and runs back 133.15 feet on the East line and 126.6 feet on the West line to an alley, and shows 50.25 feet on said alley, as indicated by said plan.

2111 Elliston Place

Being the same property conveyed to Grantor by deed of record as Instrument No. 20100903-0070512, Register's Office for Davidson County, Tennessee.

Collective Exhibit A5

BEING land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Edward M. Hutton, as shown on plat of record in Plat Book 4595, Page 88, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

2112 Fairfax Ave

Being the same property conveyed to Grantor by deed of record in Book 9917, page 856, Register's Office for Davidson County, Tennessee.

Collective Exhibit A6

**LAND in Davidson County, Tennessee, beginning at a point in the easterly margin of Hillsboro Road, which said point is South 38 degrees West 170 feet from an iron pin in the easterly margin of Hillsboro Road at the northwest corner of the D. L. P. Luck land; thence, South 75 degrees East 150 feet to a point; thence, South 87 degrees West 30 feet to a point; thence, South 75 degrees East 150.5 feet to a point in the easterly margin of Hillsboro Road; thence, North 38 degrees East 30 feet to the point of BEGINNING.**

4010 Hillsboro Pike

Being the same property conveyed to Grantor by deed of record as Insrtument No. 20040708-0081195, Register's Office for Davidson County, Tennessee.

Collective Exhibit A7

Being a certain tract of land located in the First Civil District of Davidson County, Tennessee, being Lot Numbers 2 and 3 on the Plan of the Re-Subdivision of the Reserved Parcel of the R. Wayne Oldham Property, a plat of which is of record in Book 5190, page 67, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Turner Engineering Company, Inc., dated January 27, 1978 (file number 1040) as follows:

Beginning at a concrete monument in the easterly right-of-way of Hillwood Boulevard (an 80-foot right-of-way) and proceeding as follows: With said right-of-way **North 33 degrees 02 minutes West** a distance of **139.21 feet** to a concrete monument;

thence, continuing with the said right-of-way and a curve to the left having a **radius of 940.0 feet**, a distance of **11.04 feet** to an iron pin in concrete;

thence leaving said right-of-way and with the southerly line of the R. Wayne Oldham Subdivision of record in Book 4955, page 93, Register's Office for Davidson County, Tennessee, **North 41 degrees 25 minutes East**, a distance of **226.73 feet** to an iron pin in concrete in the westerly right-of-way of a 20-foot unimproved alley;

thence, with the said right-of-way **South 33 degrees 07 minutes East**, a distance of **199.83 feet** to an iron pin in the common rear corners of Lot Numbers 1 and 2;

thence, with the line between the said two lots, **South 54 degrees 02 minutes West** a distance of **218.98 feet** to the point of beginning.

850 Hillwood Blvd

Being the same property conveyed to Grantor by deed of record in Book 10596, page 219, Register's Office for Davidson County, Tennessee.

Collective Exhibit A8

Being part of Lot 1 of the Ewing Shopping Center as shown on the plan of record in Book 4300, page 59 dated July 13, 1970.

395 Ewing Drive

Being the same property conveyed to Grantor by deed of record as Instrument No. 20050504-0050202, Register's Office for Davidson County, Tennessee.