BILL GARRETT, Davidson County
Trans:T20130001574 DEEDQC
Recvd: 01/07/13 13:29 3 pgs
Fees:18.00 Taxes:6845.00
20130107-0001942

PREPARED BY:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, TN 37219-2498

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel Number:
Civil Constructors, Inc. P.O. Box 685 Franklin, TN 37065	Same	Map 68 Parcels 33 ad 34

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, John D. Valiquette, Joe L. Rodgers and Steven M. Adcock, the Grantors, by these presents do hereby quitclaim and convey unto Civil Constructors, Inc., the Grantee, its heirs, successors and assigns, all their right, title and interest in and to the following two described tracts of land:

See Exhibit A attached hereto.

Being the same property conveyed to John D. Valiquette, Joe L. Rodgers and Steven M. Adcock by warranty deed from MW Partnership and recorded on August 2, 2000 as Instrument 200008020076235 in the Register's Office of Davidson County, Tennessee.

This is unimproved property known at 4551 Jennie Brown Lane, Nashville, TN 37209.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS their hands this 20th day of December, 2012.

GRANTORS:

JOHN D. VALIQUETTE

JOE L. RODGERS

STEVEN M. ADCOCK

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, Terissa Waddell, a Notary Public in and for the County and State aforesaid, personally appeared John D. Valiquette, Joe L. Rodgers and Steven M. Adcock, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Franklin, Tennessee, this the 26 day of December, 2012.

Notary Public

TERISSA WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration or value whichever is greater, for this transfer is $1,850,000.00

Affiant

SWORN to and subscribed before me this 20 day of December, 2012.

Notary Public

TERISSA WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

Being a tract or parcel of property located wholly within the 13th civil district of Davidson County, Tennessee which is bounded in general on the North by State Highway 12, on the East by Dean A Crawford, on the South by Nashville and Ashland City Railroad, and on the West by William C. Sanders, and is more particularly described as follows:

Beginning at a point in the Northern R.O.W. of Nashville and Ashland City Railroad, said point also being the Southeast corner of William C. Sanders.

Thence, N 01°18'49 W, with William C. Sanders Eastern property line, 679.38' to a point in the Southern R.O.W. of Amy Lynn Drive; thence N 60°09'11" E with the Southern JR.O.W. of Amy Lynn Drive, 128.99' to a point in the Southern R.O.W. of State Highway 12; thence, along the Southern R.O.W. of State Highway 12 the following seven calls, N 88°11'26" E, 176.43' to a state R.O.W. monument, s 52°17'47" E, 63.76' to a state R.O.W. monument, S 75°18'50" E, 129.81; to a state R.O.W. monument, S 84°36'57" E, 226.39' to a state R.O.W. monument, S 42°34'48" E, 126 13' to a state R.O.W. monument, N 86°23'36" E, 727.90' to a state R.O.W. monument, S 80°28'29" E, 163.18' to a point in the Southern R.O.W. of State Highway 12, said point also being the Northwest property corner of Dean A. Crawford; thence, S 02°54'11" W with Crawford's West property line, 433.87' to an iron pin; thence, N 84°06'49" W with Crawford's West property line, 216.99' to an iron pin; thence S 07°29'11" W with Crawford's West property line, 724.15' to a point in the Northern R.O.W. of Nashville and Ashland City Railroad, said point also being the Southeast corner of the property herein described; thence N 67°23'49" W with the Northern R.O.W. of Nashville and Ashland City Railroad, 1423.99' to the point of beginning, containing 31.87 acres based on a survey conducted by Wilson and Associates, June 20th 1994.

INCLUDED WIHTIN THE ABOVE DESCRIBED PROPERTY, BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO THE STATE OF TENNESSEE FOR HIGHWAY PROJECT NO. 19036-3215-14.

Located at the Northwest corner of Phase V of the Crockrill Bend Property, said property is also bounded on the North by State Highway 12 and on the East by Amy Lynn Drive and more particularly described as follows:

Beginning at a monument in the Southern R.O.W. of State Highway 12, running thence S 52°17'47" E, 26.38' to a point in the Southern R.O.W. of State Highway 12; thence N 88°44'14" W, 105.79 to a point; thence with a curve to the left having a radius of 30.00', an arc length of 47.13, a chord bearing of S 4457'30" W, and a chord distance of 42.43' to a point; thence S 01°15'47" W, 148.00' to a point; thence N 88°44'14" W, 170.55' to a point in the Eastern Boundary William C Sanders; thence with Sanders' Eastern line N 01°18'49" W, 123.68' to a point in the Southern R.O.W. of Amy Lynn Drive; thence with the Southern R.O.W. of Amy Lynn Drive N 60°09'11" E, 128.99' to the intersection of the R.O.W.s of Amy Lynn Drive and State Highway 12; thence with the Southern R O.W. of State Highway 12 N 88°11'26" E, 176.43' to the point of beginning, containing 0.71 acres more or less.

Being the same property conveyed to MW Partnership, a Tennessee general partnership composed of T. Benson McKinnon, James D. Wright and Robert W. Wright, by deed of correction from SMW Partnership, a Tennessee general partnership composed of T. Benson McKinnon, James D. Wright and Robert W. Wright, of record in Book 9526, Page 110, said Register's Office.

This is unimproved property known as 4551 Jennie Brown Lane, Nashville, Tennessee 37209.