BILL GARRETT, Davidson County
Trans:T20130006320 DEEDQC
Recvd: 01/23/13 13:03 7 pgs
Fees:37.00 Taxes:0.00
20130123-0007454

This Instrument Prepared by: **Register's Stamp / Sticker**

L. Gino Marchetti Jr.
Taylor, Pigue, Marchetti & Blair, PLLC
2908 Poston Avenue
Nashville, TN 37203

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE FIVE PARCELS INTO ONE PARCEL.

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills to:**	**Map/Parcel Nos.:**
St. Joseph Catholic Church 1225 Gallatin Pike South Madison, TN 37115	Same	051 12 0 125.00 051 00 0 158.00 051 12 0 129.00 051 00 0 197.00 051 00 0 195.00

KNOW ALL MEN BY THESE PRESENTS, that, **St. Joseph Catholic Church, St Joseph Catholic Church d/b/a St. Joseph Catholic School, the Grantor,** for and in consideration of Zero Dollars ($0.00), does hereby release, quitclaim and transfer unto **St. Joseph Catholic Church, the Grantee,** all interest in the following described real estate located in the County of Davidson, Tennessee, to wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This conveyance is also subject to the Code of Canon Law and Statutes and Norms of the Catholic Diocese of Nashville.

This is improved property known as 1225 Gallatin Pike South, Madison, Tennessee 37115.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS my hand this 23rd day of January, 2013.

ST. JOSEPH CATHOLIC CHURCH

By: Rev. Tomy Joseph

Rev. Tomy P. Joseph, M.S.F.S., Pastor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for Davidson County, Tennessee, the within named **Rev. Tomy P. Joseph**, with whom I am personally acquainted (or is identified upon basis of satisfactory evidence presented to me), and who upon oath acknowledged himself to be the **Pastor** of St. Joseph Catholic Church, and being so authorized to do, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 23rd day of January, 2013.

L. GINO MARCHETTI JR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

Comm Exp. 11-05-2014

AFFIANT STATEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater, for this transfer is $0.00.

Rev. Tomy Joseph

AFFIANT

SUBSCRIBED AND SWORN TO before me this 23rd day of January, 2013.

L. GINO MARCHETTI JR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 11-05-2014

EXHIBIT "A"

TRACT I:

Parcel ID 051 12 0 125.00

Property lying in Davidson County, Tennessee, being Lot One on the plat of Section Two, Chippington Plaza, of record in Plat Book 5190, page 489, R.O.D.C., Tennessee, and being more particularly described as follows:

Beginning at a concrete monument in the southerly margin of Berkley Drive, said monument being southeasterly 305 feet, more or less, from the easterly margin of Gallatin Road, and being the northeast corner of the subject tract and a northwest corner of the Resubdivision of Lot 2 and Reserve Parcel, Chippington Plaza II, of record in Plat Book 5050, page 72, R.O.D.C.; thence, with said line of Chippington Plaza II, S 20° 43′ 56″ W 359.11 feet to a concrete monument in the north line of St. Joseph School; thence, with said north line of St. Joseph School, N 75° 01′ 04″ W, 11.53 feet to a concrete monument at the southeast corner of Lot Two of the Resubdivision of Lot One, Chippington Plaza, of record in Plat Book 4885, page 163, R.O.D.C.; thence, with the easterly line of said Lot Two, N 20° 43′ 56″ E 130.00 feet to a concrete monument, a common corner of subject tract and said Lot Two; thence, N 75° 01′ 04″ W, 40.13 feet to a concrete monument, the southeast corner of Lot Two on the Plat of Section Two, Chippington Plaza, of record in Plat Book 5190, page 589, R.O.D.C.; thence, N 20° 43′ 56″ E, 129.99 feet to an iron pin; thence, N 69° 16′ 04″ W, 149.11 feet to an aluminum camp set in concrete in the easterly margin of Gallatin Road; thence, with said margin of Gallatin Road, N 20° 43′ 56″ E 44.40 feet to a concrete monument; thence, northeasterly with a curve to the right, said curve having a center [angle of] 83° 46′ 04″ and a radius of 26.82 feet, 39.21 feet to a concrete monument in the southerly margin of Berkley Drive; thence, with said margin of Berkley Drive, S 75° 30′ 00″ E, 200.28 feet to a concrete monument; thence, southeasterly with a curve to the left, said curve having a central angle of 18° 45′ 06″ and a radius of 245.40 feet, 80.31 feet to the point of Beginning. Containing 1.344 acres, more or less.

Being the same property conveyed by Quitclaim Deed to St. Joseph Catholic Church by the Most Reverend David R. Choby, Bishop of the Roman Catholic Diocese of Nashville, in deed of record recorded on April 20, 2007 as Instrument Number 20070420-0047539 in the Office of the Register of Deeds for Davidson County, Tennessee.

TRACT II:

Parcel ID 051 00 0 158.00

Begin in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, and being part of Lot No. 3 on the Plan of the lands of Anne O. Love, deceased, of record in Minute Book 7, page 176, County Court for said County, and described according to a copy of a survey thereof made by W. B. Southgate, Surveyor, on May 21, 1929, as follows:

Beginning at a point in the center of Gallatin Pike, at what was formerly J. Taylor Stratton's northwest corner; thence with the center line of said pike, North 22° 15' East 472 feet to what is supposedly Core's Southwest corner; thence with his boundary, South 74° East 637 feet to a stake, the Northeast corner of the tract herein described; thence South 8° 10' West 338 feet to a stake in the north line of a small tract of land conveyed by R. E. Love and wife, to J. Taylor Stratton by deed of record in Book 487, page 408, Register's Office for said County; thence with the north line of said tract, South 74° West 67 feet to a white oak; thence South 79° West 192 feet to a post on the northerly margin of a 30 foot road, and in the north line of the property formerly owned by J. Taylor Stratton; thence with the northerly margin of said road and along Stratton's line, North 76° West 509 feet to the beginning, containing 7.02 acres, more or less, including, but excluding such land as may be within the bounds of the Gallatin Pike and the Gallatin Interurban railway right-of-way as abandoned.

Being the same property conveyed by Quitclaim Deed to St. Joseph Catholic Church by the Most Reverend David R. Choby, Bishop of the Roman Catholic Diocese of Nashville, in deed of record recorded on April 20, 2007 as Instrument Number 20070420-0047539 in the Office of the Register of Deeds for Davidson County, Tennessee.

TRACT III:

Parcel ID 051 12 0 129.00

BEING a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, and being in the southwest quadrant of the intersection of Berkley Drive and Coreland Drive and being all of Lot 1 (comprising approximately 1.52 acres) as shown on the First Revision of the Second Resubdivision of Lot 2 & 3 Chippington Plaza II recorded on July 8, 2008 as Instrument Number 20080708-0069987 in the Office of the Register of Deeds for Davidson County, Tennessee.

Being the same property conveyed by Special Warranty Deed to St. Joseph Catholic Church by Chippington II, L.P., in deed of record recorded on November 19, 2008 as Instrument Number 20081119-0114015 in the Office of the Register of Deeds for Davidson County, Tennessee.

TRACT IV:

Parcel ID 051 00 0 197.00

Property lying in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, and being described according to a survey dated January 12, 1996 and prepared by Ragan-Smith Associates, Inc. 315 Woodland Street, Nashville, TN 37206, Job No. 92-143, W.O. No.: 5027 and being more particularly described as follows:

Commencing at an existing concrete monument found on the easterly right-of-way line of Gallatin Pike (right-of-way width varies), said point being the southwest corner of the Saint Joseph's School) Most Rev. William L. Adrian, Bishop of the Roman Catholic Diocese of Nashville property as recorded in deed book 1809, page 178, R.O.D.C., Tennessee, said point also being situated N 12°19′ E 3515.4 feet from the centerline intersection of Briley Parkway and Gallatin Pike;

thence, leaving the easterly right-of-way line of Gallatin Pike, and with the southerly line of (St. Joseph's School), S 71°04′20′′ E, 457.41 feet to an existing iron pin; thence,

continuing with said southerly line, N 82°13′27″ E, 32.52 feet to an iron pin set, the point of BEGINNING of the herein described tract of land.

Thence, N 84° 52′ 44″ W 305.84 feet to a point;

Thence, continuing with said new line of division northwesterly 21.82 feet along the arc of a curve to the right that has a radius of 166.15 feet to an iron pin set, said curve has a chord bearing and distance of N 81° 07′ 03″ W, 21.80 feet;

Thence, continuing with said new line of division, northwesterly 90.92 feet along the arc of a curve to the right that has a radius of 166.15 feet to an iron pin set, said curve has a chord bearing and distance of N 60° 40′ 31″ W, 90.94 feet;

Thence, N 45° 59′ 42″ W 105.25 feet to a point;

Thence, S 16° 01′ 58″ W 139.67 feet to a point;

Thence, S 06° 55′ 23″ E 197.97 feet to a point;

Thence, N 76° 21′ 55″ E 356.53 feet to the point of beginning, containing 0.933 acres.

Included in the above description is that portion of a 50 foot wide and 40 foot wide ingress and egress easement recorded in plat book 5050, page 18, R.O.D.C., Tennessee.

Being the same property conveyed by Quitclaim Deed to St. Joseph Catholic Church by the Most Reverend David R. Choby, Bishop of the Roman Catholic Diocese of Nashville, in deed of record recorded on October 22, 2010 as Instrument Number 20101022-0084883 in the Office of the Register of Deeds for Davidson County, Tennessee.

TRACT V:

Parcel ID 051 00 0 195.00

A tract of land located in the Fourth Councilmanic District of Nashville, Davidson County, Tennessee in the northeasterly quadrant of the intersection of Briley Parkway and Gallatin Pike, being more particularly described as follows:

Beginning at an iron rod at an exterior corner of Lot 3 on the final plat of Resubdivision Of Lot 2 & Reserve Parcel, Chippington Plaza II of record in Plat Book 5050, Page 72, R.O.D.C. and a northwesterly corner of Marylyn P. Hayes property of record in Deed Book 10113, Page 966, R.O.D.C.;

Thence with the boundary of said Hayes property S51°23'18"W, 15.54 feet to a northeasterly corner of Marylyn P. Hayes, et al, property of record in Deed Book 10113, Page 969, R.O.D.C.;

Thence with the northerly boundary of said Hayes, et al, property as follows:

N85°01'12"W, 107.40 feet;

Northwesterly with a curve to the right 14.58 feet, said curve having a radius of 18.88 feet, a central angle of 44°14'28" and a chord of 14.22 feet @ N62°53'58"W;

N40°46'44"W, 52.08 feet to a southeasterly corner of Most Reverend Edward U. Kmiec, Bishop Of The Roman Catholic Diocese Of Nashville property of record in Deed Book 10444, Page 147, R.O.D.C.;

Thence with the easterly boundary of said Kmiec property N21°15'00"E, 139.67 feet to the southerly boundary of the aforementioned Resubdivision of Lot 2 & Reserve Parcel, Chippington Plaza II;

Thence with said southerly boundary S33°14'46"E, 210.10 feet to the beginning.

Containing 15,415 Square Feet or 0.354 Acre, more or less.

Being the same property conveyed by Quitclaim Deed to St. Joseph Catholic School by the Alderwoods (Tennessee), Inc., as the successor by merger to Spring Hill Cemetery, Inc., a Tennessee corporation, in deed of record recorded on May 11, 2007 as Instrument Number 20070511-0056802 and corrected by Affidavit Certifying Scribner's Error recorded on September 5, 2007 as Instrument Number 20070905-0106270 in the Office of the Register of Deeds for Davidson County, Tennessee.