BILL GARRETT, Davidson County
Trans:T20130018387 DEEDQC
Recvd: 03/06/13 11:47 6 pgs
Fees:32.00 Taxes:0.00
20130306-0022323

Instrument Prepared By:
DAVID B. LYONS
Attorney at Law
1201 A Seventh Avenue North
Nashville, TN 37208
(615) 291-5404

QUITCLAIM DEED

New Owner	Send Tax Bill To	058.000.040.00
Alton Ross Jr.	Alton Ross Jr.	058.000.200.00
3000 New Natchez Trace, Nashville, TN 37215	3000 New Natchez Trace, Nashville, TN 37215	068.000.055.00
		069.000.011.00

KNOW ALL MEN BY THESE PRESENTS: that James Michael "Bubba" Halloran, for and in consideration of one dollar ($1.00), and in compliance the dissolution and his interest in the partnership called Halloran Ross Partners, does hereby transfer, convey and quitclaim to Alton Ross Jr., (Al Ross) any and all right, title and interest in certain real property located in Davidson County Tennessee and more specifically described in Exhibit A, comprised of Tract I, II, III and IV to this quitclaim deed, which is adopted and incorporated herein by way of reference.

Being the same property described with specificity within a certain Deed of Trust filed of record at the Register of Deed's office of Davidson County, Tennessee, at instrument number 20090904-0083404, at Record Bok 944, pp. 2381 and pgs. 2410-12.

In witness whereof, James Michael "Bubba" Halloran, has signed and executed this quitclaim deed on this day and date below:

James Michael Halloran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Paula Graves, a Notary Public in and for said County and State, the within named James Michael Halloran, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 15th day of February, 2013

PAULA GRAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: My Commission Expires 11/01/2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $1.00.

Affiant

DAVID B. LYONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me, this the 9 day of February, 2013.

My Commission Expires: 5/6/13

Notary Public

EXHIBIT A (TRACT I, II, III, IV)

TRACT I: A tract of land in the 11th Civil District of Rutherford County, Tennessee, bounded on the north by David J, Anthony et ux (D.B. 334, PG. 879 & RB. 223, PG. 142), Frances Dowdy, Trustee of The Trust of Frances Dowdy (D.B. 388, PG. 657, & RB. 75, PG. 728), Kenneth Lynn Wallace (R.B. 247, PG. 462), on the east by Jesse B. Rogers at ux (R. B. 492, PG. 72), Mitchel Eugene Faulk et ux (D.B. 585, PG. 564) Ralph L. Tramel et ux (D.B. 174, PG. 453) J. T. Nobles, Jr. et ux (D.B. 22, PG. 381) and the right of way for Barfield Crescent Road, on the south by Lawrence Thomas et at Robbie H. Lawrence (D.B. 147, PG. 581) and The Estate of Dave Gresham (no deed reference found), and on the west by The Estate of Dave Gresham and Valley View Subdivision Section 2 (Plat Bk. 29, PG. 201), property is more particularly described as follows:

Beginning at a set 1/2" rebar with cap (SEC) in the westerly right of way for Barfield - Crescent Road, the southeast corner of J. T. Noble et ux, thence with said right of way the following calls: S 03 deg. 03 min. 03 sec. W, 52.99 feet; thence, S 07 deg. 03 min, 36 sec. W, 469.44 feet; thence, with a 2899.79 foot radius curve to the right, a distance of 356.12 feet, and a chord bearing and distance of S 02 deg. 55 min. 54 sec. W, 355.89 feet to a I/2" rebar with cap set at the northeast corner of Lawrence Thomas et at, thence with the northerly line of Lawrence Thomas et al and an existing woven wire fence the following calls: N 83 deg. 07 min. 58 sec. W, 411.62 feet to a 112 min. rebar with cap set; thence, N 84 deg. 07 min. 10 sec. W, 366.96 feet to a 1/2" rebar with cap set; thence, N 84 deg. 20 min. 31 sec. W, 479.72 feet to a 1/2" rebar with cap set; thence, N 84 deg. 52 min. 23 sec. W, 783.73 feet to a 1/2" rebar with cap (RLS 1441) at a fence corner post, a common corner of Lawrence Thomas et al and The Estate of Dave Gresham; thence with the north line of The Estate of Dave Gresham and generally following and old fence, the following calls: N 02 deg. 48 min. 57 sec. E, 135.39 feet to a 1/2" rebar with cap (RLS 1441) at a fence corner post; thence, N 80 deg. 51 min. 21 sec. W, 539.82 feet to a 1/2" rebar with cap (RLS 1441) at a fence corner post; thence, S 09 deg. 22 min. 57 sec. W, 715.19 feet to a 1/2" rebar with cap (RLS 1440; thence, N 84 deg. 52 min. 00 sec. W, 263.01 feet to a 1/2" rebar (no cap); thence, N 05 deg. 31 min. 18 sec. E, 206.52 feet to a 1/2" rebar with cap set (SEC) by an 8" cedar stump, a point in the southerly line of Lot 76, Valley View Subdivision Section 2; thence, S 86 deg. 57 min. 18 sec. E, 17.91 feet to a 1/2" rebar (no cap) at the southeast corner of said Lot 76, thence with the easterly line of Valley View Subdivision Section 2 the following calls: N 03 deg. 25 min. 46 sec. E, 397.17 feet to a 1/2" rebar with cap (H&S); thence, N 05 deg. 31 min. 25 sec. E, 333.56 feet to a 1/2" rebar with cap (H&S); thence, 04 deg. 21 min. 08 sec. E, 284.35 feet to a 1/2" rebar with cap (H&S); thence, N 01 deg. 00 min. 46 sec. E, 11.50 feet to a 112" rebar with cap (H&S); thence, N 04 deg. 14 min. 19 sec. E, 303.41 feet to a 1/s" rebar with cap (SEC), thence, N 04 deg. 05 min. 47 sec. E, 278.35 feet to a 1/2" rebar with cap (SEC) at the southwest corner of David J. Anthony et ux, thence, with the south line of Anthony and an old wire fence, S 82 deg. 09 min. 55 sec. E, 457.30 feet to a 1/2" rebar (no cap) at the southwest corner of Anthony, also being the southeast corner of Frances Dowdy, Trustee; thence, with the south line of Dowdy and an old wire fence, S 82 deg. 59 min. 08 sec. E, 304.76 feet to a 1/2" rebar (no cap); thence, continuing with the south line of Dowdy and the fence, S 89 deg. 26 min. 57 sec. E, 251.32 feet to a 1/2" rebar (no cap) at the southeast corner of Dowdy, also being the southwest corner of Kenneth Lynn Wallace; thence, with the south line of Wallace and a wire

fence the following calls: S 81 deg. 55 min. 31 sec. E, 454.23 feet to a 1/2" rebar with cap (H&S); thence, S 82 deg. 05 min. 38 sec. E, 444.56 feet to a 1/2" rebar (no cap); thence, N 57 deg. 44 min. 56 sec. E, 279.47 feet to a 112" rebar (no cap); thence, N 63 deg. 50 min. 00 sec. E, 207.80 feet to a 12" rebar (no cap) at the most northwesterly corner of Jesse B. Rogers et ux; thence, with the westerly line of Rogers and a fence, S 04 deg. 32 min. 23 sec. W, 55.46 feet to a 1/2" rebar with cap (RLS 1441) at the southwest corner of Rogers and the northwest corner of Mitchel Eugene Faulk; thence, with the westerly line of Faulk and a fence, S 02 deg. 26 min. 02 sec. W, 269.16 feet to a 1/2" rebar with cap (CAFFEY) at the southwest corner of hulk and the northwest corner of Ralph L Tramel et ux; thence, with the westerly lines of Tramel and J.T. Nobles, Jr., and a fence, S 02 deg. 24 min. 08 sec. W, 344.32 feet to a 1/2" rebar with cap (RLS 1441) at a fence corner post at the southwest corner of J. T. Nobles, Jr. et ux; thence, with the south line of Nobles and a fence, S 87 deg. 42 min. 10 sec. E, 568.51 feet to the Point of Beginning and contain, g 80.302 acres, more or less.

Tract I being the same property conveyed to Halloran Ross Investments, a general partnership, by Warranty Deed of record in Record Book 703, page 3377, Register's Office of Rutherford County, Tennessee.

TRACT II: Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of Martha A. Simpkins, deceased, which plan is recorded in Minute Book "CC", Page 95, Circuit Court of said county, described according to a survey made by John M. Sullivan, Civil Engineer, dated October 14, 1967, as follows:

Beginning on the northerly margin of Hydes Ferry Pike at the southeast corner of the property conveyed to Sallie A. Ellison, of record in Book 3953, Page 683; thence North 0 deg. 33 min. West 200 feet to a point; thence South 86 deg. 50 min. West 60 feet; thence South 0 deg. 33 min. East 200 feet to the northerly margin of Hydes Ferry Pike; thence easterly 60 feet to the beginning, containing 0.28 acres, more or less.

INCLUDED IN THE ABOVE DESCRIBED TRACT OF LAND BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is a certain tract of land described, as follows: Beginning at the point of intersection of the existing north margin of S. R. 12 and the west boundary of the Marshall Ney Cheatham and wife, property; thence with said north margin westwardly 60 feet more or less to a point in the southeast corner of The Church of The Living God property; thence with the church's East boundary North 05 deg. 03 min. 37 sec. East 52 feet more or less; thence North 89 deg. 19 min. 06 sec. East 61 feet more or less to a point in Cheatham's west boundary; thence with said west boundary South 05 deg. 03 min. 37 sec. West 55 feet more or less to the Point of Beginning and containing 3188 square feet and being part of the same property conveyed to Henry Majors and wife, Bailus Majors by Sallie A. Ellison as of record in Book 4201, Page 504, Register's Office for Davidson County, Tennessee.

Tract II being a portion of the same property conveyed to Halloran Ross Investments, a Tennessee General Partnership, by Quitclaim Deed of record in Instrument Number 20090826-0080409, Register's Office of Davidson County, Tennessee.

TRACT III: The property herein described is located in the 13th Civil District of Davidson County, Tennessee; situated in the southwest quardrant of Cato Road and Tennessee Highway 155 - Briley Parkway, approximately 1.5 miles west of the intersection of Tennessee Highway 12 - Ashland City Highway; being Job Number 2003060Tas described according to a survey performed by Richard D. Graves, Tennessee Registered Land Surveyor Number 1628, on the 3rd day of June, 2003 in detail as follows:

Beginning on a half inch iron re-bar set on the south right-of-way of Cato Road and the west right-of-way of Tennessee Highway 155 - Briley Parkway, being set 1.42 feet northwest of a concrete highway right-of-way monument found, being the northeast corner of the herein described tract, thence running and cornering with the west right-of-way of Tennessee Highway 155 - Briley Parkway for the next five calls: S 04 deg. 55 min. 20 sec. W 513.10 feet to a half inch iron re-bar set 1.17 feet north of a concrete 'i highway right-of-way monument found, thence S 09 deg. 38 min. 12 sec. W 301.30 feet to a half inch iron re-bar set, thence S 02 deg. 50 min. 26 sec. W 900.29 feet to a half inch iron re-bar set, thence S 03 deg. 14 min. 34 sec. E 357.63 feet to a concrete highway right-of-way monument found, thence S 07 deg. 03 min. 24 sec. E 41.00 feet to a half inch iron re-bar set on the west right-of-way of Tennessee Highway 155 - Briley Parkway, at a corner of Halloran Ross Investments (Instrument Number 20010611-0061435), being located N 07 deg. 03 min. 24 sec. W 6.50 feet from a concrete highway right-of-way monument found, thence running with Halloran Ross Investments (Instrument Number 20010611-0061435) N 85 deg. 00 min. 23 sec. W 532.29 feet to a planted stone found with a five-eights inch iron re-bar found for reference at a comer of Halloran Ross Investments (Instrument Number 20010611-0061435) in the line of the Trustee's of The Church of the Living God, The Pillar and Ground of the Truth, Inc. (D.B. 5696 P. 955), thence running and cornering with the Trustee's of the Church of the Living God, The Pillar and Ground of the Truth, Inc. (D.B. 5696 P. 955) for the next two calls: N 06 deg. 46 min. 18 sec. E 135.79 feet to a half inch iron re-bar set in a fence line, thence N 00 deg. 13 min. 22 sec. W 111.73 feet to a half inch iron re-bar found in an old corner post hole at the northeast corner of the Trustee's of the Church of the Living God, The Pillar and Ground and the Truth, Inc. (D.B. 5696 P. 955) at the southeast corner of Ira A. Morgan (D.B. 4198 P. 214), thence running with Ira A. Morgan (D.B. 4198 P. 214) N 07 deg. 14 min 40 sec. E 622.70 feet to a corner post found at the northeast corner of Ira A. Morgan (D.B. 4198 P.214) with the southeast corner of Ronnie and Regina Calhoun (Instrument Number 20011017-0112958), thence running with Ronnie and Regina Calhoun (Instrument Number 20011017-0112958) N 06 deg. 49 min. 59 sec. E 250.00 feet to a one inch pipe found at the northeast corner of Ronnie and Regina Calhoun (Instrument Number 20011017-0112958) with the southeast corner of Paul Porter (D.B. 4185 P. 351), thence running with Paul Porter (D.B. 4185 P. 351) N 07 deg. 15 min. 34 sec. E 301.98 feet to a one inch pipe found at the northeast corner of Paul Porter (D.B. 4185 P. 351) with the southeast. corner of the Secretary of H.U.D. Property (Instrument Number 20020502-0053783), thence running with the Secretary of H.U.D. Property (instrument Number 20020502-0053783) N 06 deg. 35 min. 22 sec. E 106.39 feet to a one inch pipe found by a Mulberry Snag in the line of the Secretary of H.U.D. Property (Instrument Number 20020502-0053783) at the southwest corner of Billy Hollis (D.B. 11167 P. 149), thence running with the south line of Billy Hollis (D.B. 11167 P. 149) and Gary H. and Christal D. Batey (D.B. 10479 P.193) S 61 deg. 55 min. 02 sec. E 233.53 feet to a half inch iron re-bar set at a corner of Gary H. and Christal D. Batey (D.B. 10479 P. 193), thence running and cornering with Gary H. and Christal D. Batey (D.B. 10479 P. 193) for the next three

calls: S 02 deg. 43 min. 01 sec. W 58.00 feet crossing a branch to a half inch iron re-bar set, thence S 62 deg. 25 min. 22 sec. E 145.09 feet to a half inch iron re-bar set, thence N 05 deg. 43 min. 08 sec. E 787.00 feet crossing the branch to a half inch iron re-bar set on the south right-of-way of Cato Road in the line of Gary H. and Christal D. Batey (D.B. 10479 P. 193), thence running and cornering with the south right-of-way of Cato Road for the next two calls: with a curve to the right having a delta of 00 deg. 06 min. 37 sec., a radius of 4,180.69 feet, a tangent of 4.02 feet, a chord of S 85 deg. 39 min. 21 sec. E 8.05 feet, running along the curve for an arc length of 8.05 feet to a half inch iron re-bar set, thence S 82 deg. 58 min. 03 sec. E. 51.92 feet to the beginning, containing 15,86 acres more or less.

Tract III being a portion of the same property conveyed to Halloran Ross Investments, a Tennessee General Partnership, by Quitclaim Deed of record in Instrument Number 20090826-0080409, Register's Office of Davidson County, Tennessee.

TRACT IV: Land in Davidson County, Tennessee, being located in the northwest quadrant of Hydes Ferry Pike and Briley Parkway and more particularly described as follows:

Beginning at a point in the Northern right-of-way of Hydes Ferry Pike, said point being the southeast corner of the Henry Majors Tract, thence with said right-of-way N 89 deg. 19 min. 06 sec. E 7.0 feet to a point; thence N 77 deg. 15 min. 08 sec. E 107.91 feet to a point; thence S 85 deg. 47 min. 47 sec. E 234.97 feet to a point; thence S 66 deg. 39 min. 19 sec. E 194.48 feet to a point; the beginning of a curve to the left; thence with the chord of a curve having a radius of 95.00 feet and a length of 126.67 feet N 48 deg. 20 min. 41 sec. E 117.49 feet (chord); thence N 0 deg. 11 min. 05 sec. E 819.12 feet to a point; thence N 9 deg. 49 min. 25 sec. E 216.85 feet to a point; thence N 84 deg. 37 min. 42 sec. W 562 feet more or less to a point; thence S 4 deg. 51 min. 54 sec. W 1097 feet more or less to the point of beginning, said tract containing 14.2 acres more or less.

Tract IV being a portion of the same property conveyed to Halloran Ross Investments, a Tennessee General Partnership, by Quitclaim Deed of record in Instrument Number 20090826-0080409, Register's Office of Davidson County, Tennessee.

TRACT V: Being Unit A shown on Exhibit B of the master Deed of the Woodlawn/Natchez Condominiums filed April 26, 2005 in the Register's Office for Davidson County, Tennessee, instrument number 20050426-0046490. Property is also part of Lot 12 on Block 6 of E. L. Hampton's Subdivision of the Stokes Tract, of record in Book 24, Register's Office for Davidson County.

Tract V being the same property conveyed to Alton Ross, Jr., by Warranty Deed of record in Instrument Number 20050531-0060684, Register's Office of Davidson County, Tennessee.

Acknowledged by Alton Ross Jr. and James Michael Halloran this the 8 day of February, 2013.

James Michael Halloran

Alton Ross Jr.