BILL GARRETT, Davidson County
Trans:T20130087995 DEEDQC
Recvd: 10/11/13 09:31 4 pgs
Fees:22.00 Taxes:0.00
20131011-0106685

This instrument prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, Tennessee 37201

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
TEC EWING PARTNERS, a Tennessee general partnership 4421 Sheppard Place Nashville, Tennessee 37205 Attn: Truitt Ellis	SAME	Map and Parcel: 093-14-0-335.00

WHEREAS, by instrument of record in Instrument Number: 20070215-0019094, in the Register's Office for Davidson County, Tennessee, **L & L Enterprises, LLC**, a Tennessee limited liability company ("Grantor") was the record owner of certain real property in Nashville, Davidson County, Tennessee, consisting of approximately 0.671 acre, identified on the official tax maps of the Property Assessor of Davidson County, Tennessee as Map and Parcel 093-14-0-225.00 (the "Property"); and

WHEREAS, by Warranty Deed from Grantor, of record in Instrument No. 20130215-0015881, Register's Office of Davidson County, Tennessee, the Property, along with certain additional tracts of land, was conveyed from Grantor to **TEC EWING PARTNERS,** a Tennessee general partnership ("Grantee"); and

WHEREAS, subsequent to execution of the aforementioned Warranty Deed, a new metes and bounds legal description was prepared by Scot Cherry of Cherry Land Surveying, Inc.; and

WHEREAS, Grantor is executing this instrument solely for the purposes of conveying to the Grantee any remaining interest the Grantor may have in the Property based upon the new metes and bounds description attached hereto as Exhibit "A" and incorporated herein by reference;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said Grantee, his heirs, successors, representatives and assigns, all of Grantor's right, title and interest in and to that certain land in

Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein by reference.

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.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 12th day of ~~July~~ AUGUST, 2013.

L & L ENTERPRISES, LLC, a Tennessee limited liability company

By: _____
H. DAVID LANGHANS, Member

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public, H. David Langhans, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged he is a Member of L & L ENTERPRISES, LLC, a Tennessee limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

Witness my hand, at office, this 12th day of ~~July~~ AUGUST, 2013.

_____
NOTARY PUBLIC

My Commission Expires: 8/26/14

MARY M. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Affiant

Subscribed and sworn before me this 14th day of ~~July~~ August, 2013.

NOTARY PUBLIC

My Commission Expires: 8/26/14

MARY M. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"
Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a pk nail set at the intersection of the southerly right-of-way line of Alley Number 196, 10 feet in width, and with the westerly right-of-way line of Ewing Avenue, 49.5 feet in width;

Thence leaving the southerly right-of-way line of Alley Number 196, with the westerly right-of-way line of Ewing Avenue, South 01 deg 47 min 01 sec East, 84.50 feet to a pk nail set, at a corner common with the property of Chester C. Whitaker, Trustee, as of record in Instrument Number: 20050429-0047886, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Ewing Avenue, with the northerly property line of Chester C. Whitaker, Trustee, with a curve to the right, along with an arc length of 265.01 feet, the central angle of which is 26 deg 31 min 06 sec, the radius of which is 572.58 feet, the chord of which is South 88 deg 05 min 16 sec West, 262.65 feet to an iron rod set in the northeasterly right-of-way line of CSX Transportation Railroad, width varies;

Thence with the northeasterly right-of-way line of CSX Transportation Railroad, North 49 deg 50 min 31 sec West, 129.53 feet to an iron rod set at the intersection with the southerly right-of-way line of Alley Number 196;

Thence leaving the northeasterly right-of-way line of CSX Transportation Railroad, with the southerly right-of-way line of Alley Number 196, North 88 deg 27 min 12 sec East, 359.00 feet to the POINT OF BEGINNING. Containing 29,245 square feet or 0.671 acres more or less.

Being property conveyed to L & L Enterprises, LLC, as of record in Instrument Number: 20070215-0019094, at the Register's Office for Davidson County, Tennessee.