OWNER:
Avondale Residential, Inc.
5760 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
Avondale Residential, Inc.
5760 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Avenue
Lebanon, TN 37087

FROM INFORMATION SUPPLIED BY THE PARTIES, NO TITLE WORK PERFORMED

Map/Group/Parcel: _____

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **ONE DOLLAR ($1.00)** cash in hand paid, the receipt of which is hereby acknowledged, **AVONDALE PARK PARTNERSHIP**, a Tennessee general partnership, has this day bargained and sold and by these presents does hereby quitclaim and convey unto **AVONDALE RESIDENTIAL, Inc., a Tennessee corporation**,("Grantee"), its successors and assigns, forever, all interest in and to the following tracts or parcels of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE is made subject to all restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the premises.

IN WITNESS WHEREOF, the undersigned have executed or caused this instrument to be executed by their duly authorized representative, this the 18th day of April, 2013.

AVONDALE PARK PARTNERSHIP

By: M. Dale McCulloch

Print Name: M. Dale McCulloch

Title: President

JANICE B. DARNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20130105260 DEEDQC
Recvd: 12/18/13 09:11 4 pgs
Fees:22.00 Taxes:0.00

20131218-0127661

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, M. Dale McCulloch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is President of **AVONDALE PARK PARTNERSHIP**, the within-named bargainor, and as such authorized agent, being given the authority to so do, executed the within instrument on behalf of the partnership by signing its name as such authorized agent.

WITNESS my hand and official seal at office, this 18th day of April, 2013.

JANICE B. DARNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Janice B Darnell
NOTARY PUBLIC

My comm. expires: 7/6/2015

****

The actual consideration given for this transfer is $ 1.00.

AFFIANT

Sworn to and subscribed before me this 18th day of April, 2013.

Janice B Darnell
NOTARY PUBLIC

My comm. expires: 7/6/2015

JANICE B. DARNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

PROPERTY DESCRIPTION - PARCEL 10

Land lying in the Twenty-second Councilmanic District of Metropolitan Nashville, Davidson County, being Property Tax Map 141, Parcel 10 and also being the property conveyed to Avondale Park Partnership of Record in Instrument Number 20041207-0145661, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
Beginning at a highway monument (old), set in the southerly right-of-way of Interstate 40 (right-of-way width varies) and the intersection of the easterly right-of-way of the CSX Railroad right-of-way (a 100'wide right-of-way);
Thence, with said Interstate 40 right-of-way for the next five calls:
Thence, North 87°10'57" East, a distance of 157.05 feet to a highway monument (old);
Thence, North 00°11'44" West, a distance of 11.70 feet to an iron pin (old);
Thence, North 87°40'39" East, a distance of 292.37 feet to a highway monument (old);
Thence, eastwardly and southeastwardly along said curve for a distance of 2305.25 feet to a highway monument (old). Said curve to the right having a radius of 4905.50 feet and a central angle of 26°55'31" and being subtended by a chord which bears South 79°10'47" East 2284.10 feet;
Thence, South 65°44'57" East, a distance of 1004.64 feet to an iron pin (new);
Thence, with the centerline of the Harpeth River the following seven calls;
Thence, South 71°49'24" West, a distance of 141.15 feet;
Thence, South 57°31'08" West, a distance of 627.15 feet;
Thence, South 66°08'11" West, a distance of 174.64 feet;
Thence, South 81°14'21" West, a distance of 248.63 feet;
Thence, South 79°24'22" West, a distance of 331.08 feet;
Thence, South 53°20'34" West, a distance of 116.29 feet;
Thence, South 46°01'06" West, a distance of 253.37 feet to the intersection of said centerline and the northerly right-of-way line of the CSX Railroad;
Thence, with aforementioned CSX Railroad right-of-way, for the next two calls;
Thence, northwestwardly along said curve for a distance of 1114.74 feet. Said curve to the right having a radius of 5784.61 feet and a central angle of 11°02'29" and being subtended by a chord which bears North 53°26'48" West 1113.02 feet;
Thence, North 47°55'34" West, a distance of 1407.27 feet to the Point of Beginning and containing 2,904,469 square feet or 66.68 acres, more or less.

Being a part the same property conveyed to Avondale Park Partnership from Michael R. and wife, Diane A. Allison of Record in Instrument Number 20041207-0145661, Register's Office for Davidson County, Tennessee.

(Oscar)C:_tmodel/pro/avondale2013/tract one.doc

PROPERTY DESCRIPTION - PARCEL 186

Land lying in the Twenty-second Councilmanic District of Metropolitan Nashville, Davidson County, being Property Tax Map 141, Parcel 186 and also being the property conveyed to Avondale Residential, Inc. of Record in Instrument Number 20050518-0055805, Register's Office for Davidson County (R.O.D.C.), Tennessee, and being more particularly described as follows:

Beginning at a point on the southerly right-of-way of CSX Railroad (a 100'wide right-of-way) and proceeding as follows:

Leaving said railroad and with the westerly property lines of Lots 80, 81, 82 and 83 of Avondale Park, Phase 1, Section 2, of Record in Instrument Number 20081218-0121117, R.O.D.C., Tennessee for the next 3 calls;

Thence, South 58°43'45" West, a distance of 198.98 feet;
Thence, South 31°13'28" West, a distance of 61.16 feet;
Thence, South 24°50'20" West, a distance of 123.33 feet to the northerly right-of-way of Gloucester Lane (a 46-foot wide right-of-way);
Thence, with said right-of-way, North 64°23'55" West, a distance of 98.49 feet;
Thence, leaving said right-of-way and with the southerly property line of Lot 217 of Avondale Park, Phase 1, Section 4, of Record in Instrument Number 20090318-0024196, R.O.D.C., Tennessee, southeastwardly, a distance of 13.01 feet, with a curve concave to the north having a radius of 25.00 feet and a central angle of 29°49'20" and being subtended by a chord which bears South 78°49'52" East, 12.87 feet;
Thence, with the easterly property lines of Lots 217, 216, 215, 214, 213 and Open Space for the next 7 calls;

Thence, North 24°49'45" East, a distance of 115.68 feet;
Thence, North 30°25'47" East, a distance of 70.76 feet;
Thence, North 08°11'05" East, a distance of 70.62 feet;
Thence, North 02°45'59" West, a distance of 70.66 feet;
Thence, North 13°21'07" West, a distance of 28.78 feet;
Thence, northwesterly, a distance of 123.10 feet, with a curve concave to the west having a radius of 76.00 feet and a central angle of 92°48'02" and being subtended by a chord which bears North 01°31'39" West, 110.08 feet to the southerly right-of-way of CSX Railroad;
Thence, leaving Avondale Park, Phase 1, Section 4 property and with said right-of-way, South 47°55'37" East, a distance of 81.20 feet;
Thence, southeastwardly, a distance of 248.64 feet, with a curve concave to the northeast having a radius 5884.61 feet and a central angle of 02°25'15" and being subtended by a chord which bears South 49°08'20" East, 248.62 feet to the Point of Beginning and containing 54,277 square feet or 1.25 acres, more or less.

Being a part the same property conveyed to Avondale Residential, Inc. from Avondale Park Partnership of Record in Instrument Number 20050518-0055805, Register's Office for Davidson County, Tennessee.

(Oscar)C:_tmodel/pro/avondale2013/tract two.doc