BILL GARRETT, Davidson County
Trans:T20130107965 DEEDQC
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20131231-0131117

THIS INSTRUMENT WAS PREPARED FROM
INFORMATION PROVIDED BY THE PARTIES BY:
Adams and Reese LLP (JLC)
424 Church Street, Suite 2700
Nashville, TN 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Oman Powell Properties, LLC		Map 132-08
334 Powell Avenue	Same	Parcels 11 & 12
Nashville, Tennessee 37204		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JOHN A. OMAN, JR., SUCCESSOR TRUSTEE**, with full power to sell, mortgage, convey, rent or otherwise deal with, without joinder of any beneficiary or beneficiaries (hereinafter the "Grantor"), does hereby quitclaim and convey unto **OMAN POWELL PROPERTIES, LLC**, a Tennessee limited liability company (hereinafter the "Grantee"), and Grantee's successors and assigns, all of his right, title and interest in and to those certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by reference.

This is improved property known as 3332 and 4061 Powell Avenue, Nashville, Tennessee 37204.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 26TH day of December, 2013.

GRANTOR:

JOHN A. OMAN, JR., SUCCESSOR TRUSTEE

32350586/603036-56

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared JOHN A. OMAN, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument as Successor Trustee for the purposes therein contained.

WITNESS my hand, at office, this 26th day of December, 2013.

Chastity H. Curtis
NOTARY PUBLIC

My Commission Expires:
8-21-17

CHASTITY H CURTIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this
26th day of December, 2013.

Chastity H. Curtis
Notary Public

My Commission Expires:
8-21-17

CHASTITY H CURTIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

EXHIBIT A

Legal Description

Parcel #1. To find the point of beginning commence at a point on the center line of the northbound main track of the Nashville & Decatur Railroad Company at Valuation Station 2712,448, said point being measured southeastwardly thirteen hundred one and five tenths (1301.5) feet from Mile Post 191 from Louisville, Kentucky; thence North 89° East along a line, a part of which is a north line of a tract of land conveyed to the Grantor by the State of Tennessee by deed dated Oct. 8, 1951, recorded in Book 2023, page 635, in the Register's Office, Davidson County, Tennessee, seven hundred twenty four and seventy five hundredths (724.75) feet to the intersection of said north line with the east line of Powell Avenue, the point of beginning of this description; thence along said north line, North 89° East, five hundred twelve and twenty five hundredths (512.25) feet to a point in the northwest line of Sidco Drive; thence southwestwardly along a line curving to the right thirty (30) feet northwestwardly from and parallel to the center line of Sidco Drive, five hundred twenty nine and eighty four hundredths (529.84) feet, more or less, to a point; thence along a straight line parallel to the center line of Sidco Drive, thirty three and forty three hundredths (33.43) feet to a point; thence along a curve to the right, said curve having a radius of seventy five (75) feet, one hundred fifty two and thirteen hundredths (152.13) feet to a point in the east line of Powell Avenue; thence northwestwardly along said east line of Powell Avenue, four hundred fifty one and eighty four hundredths (451.84) feet to the point of beginning, containing three and eighty six hundredths (3.86) acres, more or less.

Parcel #2. To find the point of beginning commence at a point on the center line of the northbound main track of the Nashville & Decatur Railroad Company at Valuation Station 2712,448, said point being measured southeastwardly thirteen hundred one and five tenths (1301.5) feet from Mile Post 191 from Louisville, Kentucky; thence North 89° East, seventy two and ninety two hundredths (72.92) feet to the point of beginning of this description; thence continuing North 89° East along a north line of a tract of land conveyed to the Grantor as referred to in Parcel #1 of this deed, six hundred and fifteen hundredths (600.15) feet to the intersection of said north line with the west line of Powell Avenue; thence southeastwardly along said west line of Powell Avenue forming an interior angle of 104°39', five hundred sixty four and five hundredths (564.05) feet to a point; thence along a curve to the right, said curve having a radius of seventy five (75) feet, eighty three and twenty two hundredths (83.22) feet to a point in the northwest line of Sidco Drive; thence southwestwardly along the northwest line of Sidco Drive six hundred sixty nine and three hundredths (669.03) feet to a point; thence northwestwardly forming an interior angle of 61°06', eight hundred fifty two and seventeen hundredths (852.17) feet to a point; thence northeastwardly forming an interior angle of 90°, twenty (20) feet to a point; thence northwestwardly forming an exterior angle of 90°, one hundred twenty five (125) feet to a point; thence northwestwardly forming an interior angle of 183°40', one hundred five (105) feet to the point of beginning, containing eleven and eighty five hundredths (11.85) acres, more or less.

Parcel #1 and Parcel #2 being the same property conveyed to Stirton Oman, Trustee by Special Warranty Deed from Louisville and Nashville Railroad Company, of record in Book 4082, page 343, Register's Office for Davidson County, Tennessee. John A. Oman, Jr. is Successor Trustee pursuant to Appointment of Successor Trustee, of record as Instrument No. 20110922-0073415, said Register's Office.

LESS AND EXCEPT the following described parcels:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point, said point being the intersection of the east right-of-way of the CSX Transportation, Inc. Railroad Group, and the existing northerly right-of-way or margin of Sidco Drive; thence along the east margin of the railroad N14°16'10"W, 19.42 feet a point; thence along a line paralleling the existing northerly margin of Sidco Drive, N46°49'50"E for a distance of 667.98 feet to a point, said point being the beginning of a curve of radius 75 feet, and curving to the left or northerly for a distance of 88.70 feet to a point, said point being the end of the curve and lying on the west margin of Powell Avenue; thence along the west margin of Powell Avenue S17°03'19"E, 18.93 feet to a point, said point being the beginning of a curve with radius of 75.00 feet and curving to the right or to a southwesterly direction for a distance of 88.70 feet to a point, said point being the end of the curve and lying on the existing northerly margin of Sidco Drive; thence along the said margin S46°49'50"W, 669.03 feet to the beginning point containing 12,159 square feet (0.28 acres), more or less.

PERMANENT EASEMENT FOR RETAINING WALL: Beginning at a point lying on the proposed northern right-of-way, 35 feet left of station 42+53 and being a strip of land 63 feet wide at the aforementioned beginning point and lying adjacent to and parallel to the proposed northerly right-of-way; thence varying in width from 63 to 55 feet in a distance of 47 feet running northeasterly; thence a constant width of 55 feet running northeasterly for a distance of 9 feet; thence varying in width from 55 feet to 83 feet in a distance of 36 feet to the end point, said point being 35 feet left of station 44+28 and lying on the proposed northerly right-of-way of Sidco Drive; said strip of land containing 10,317 square feet, more or less.

Being the same property conveyed to the Metropolitan Government of Nashville and Davidson County by Warranty Deed from G.F. Cole, Jr., Successor Trustee, of record in Book 7497, page 689, Register's Office for Davidson County, Tennessee.