THIS INSTRUMENT PREPARED BY: **Mudter & Patterson, Attys.** **2000 Richard Jones Road** **Suite 110** **Nashville, TN 37215** **(615) 383-4429** **RECORD AND RETURN TO:** **Kelly E. Cox** **Mudter & Patterson** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215**	STATE OF Tennessee COUNTY OF Davidson The actual consideration for this transfer is: $-0-. AFFIANT Subscribed and sworn to before me, this 1st day of January, 2014. NOTARY PUBLIC My Commission Expires: 11/3/15

TRINA C. DESFORGES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chauncey Saurus and Brock Short, Jr. 2930 Sidco Drive Nashville, TN 37204	New Owner	Parcel ID 044 14 0 068.00

FOR VALUABLE CONSIDERATION, and for the express purpose of making a re-conveyance to create a tenancy in common, we, **BROCK D. SHORT** and **BROCK D. SHORT, JR.**, by these presents do hereby quitclaim and convey unto **KELLY E. COX, TRUSTEE**, her successors and assigns, all of our right, title and interest in and to real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 1116 Fowler Street, Nashville, Tennessee 37138.

And now, I, the said **KELLY E. COX, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance as above set out, do hereby quitclaim and convey unto **CHAUNCEY SAURUS, as to a one-half (1/2) undivided interest**, and **BROCK D. SHORT, JR., as to a one-half (1/2) undivided interest, as tenants in common**, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made.

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.

BILL GARRETT, Davidson County
Trans:T20140000078 DEEDQC
Recvd: 01/02/14 09:24 4 pgs
Fees:27.00 Taxes:0.00

20140102-0000080

IN WITNESS WHEREOF, the parties have executed this instrument on this 1st day of January, 2014

BROCK D. SHORT

KELLY E. COX, TRUSTEE

BROCK D. SHORT, JR.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **BROCK D. SHORT**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of January, 2014.

Trina C. Desforges
NOTARY PUBLIC
My Commission Expires: 11/3/15

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **BROCK D. SHORT, JR.**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of January, 2014.

Trina C. Desforges
NOTARY PUBLIC
My Commission Expires: 11/3/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **KELLY E. COX, TRUSTEE**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of December, 2013.

NOTARY PUBLIC
My Commission Expires: 5/3/16

Exhibit "A"

TRACT I:

Being the former railroad spur right-of-way serving Xenon, Inc. and being bounded on the north by lots 113 and 114, Section One, Rolling Green Subdivision of record in Book 1424, page 75, on the east by Fowler Street; on the south by Lot 309, Section 2, Rolling Green Subdivision of record in Book 1835, page 29, on the west by Seaboard System Railroad (formerly Louisville and Nashville Railroad) and being more particularly described according to a survey performed by Morrow & Associates, Inc., and dated March 7, 1986.

Beginning at a concrete monument in the west right-of-way line of Fowler Street, said monument being the northeast corner of Lot 309, Section 2, Rolling Green Subdivision;

Thence with Lot 309, on a curve to the right, the radius of which is 440.30 feet, the central angle of which is 37 deg. 31 min. 09 sec. the chord of which is north 89 deg. 08 min. 20 sec. west, 283.19 feet, along the curve distance of 288.32 feet to a point, a corner common with lot 309 in the east right-of-way line of Seaboard System Railroad;

Thence with the east right-of-way line of Seaboard System Railroad on a curve to the left, the radius of which is 1362.70 feet, the central angle of which is 04 deg. 21 min. 25 sec., the chord of which is north 34 deg. 48 min. 36 sec. west, 103.60 feet, along the curve distance of 103.62 feet to a point, a corner in the west line of Lot 113, Section One, Rolling Green Subdivision and in the east right-of-way line of Seaboard System Railroad;

Thence with Lot 113 and passing a common corner of Lots 113 and 114 on a curve to the left, the radius of which 412.00 feet, the central angle of which is 44 deg. 48 min. 19 sec., the chord of which is south 81 deg. 56 min. 39 sec. east, 314.04 feet, along the curve distance of 322.18 feet to a point, a corner common with Lot 114 in the west right-of-way line of Fowler Street;

Thence with the west right-of-way line of Fowler Street, South 34 deg. 32 min. 27 sec. east, 55.11 feet to the point of beginning containing 16,247 square feet (0.37 acres, more or less).

TRACT II:

Land in Davidson County, Tennessee, being Lots Nos. 113 and 114 on the Map of Section I, Rolling Green Subdivision, as of record in Book 1424, page 75, Register's office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Fowler Street at the corner of Lots Nos. 112 and 113; thence with the margin of said Street & continuing SE 4.8 feet to a point and continuing southeasterly 4.8 feet to a point; thence southwesterly around a curve 332.9 feet to the easterly right of way of Tennessee Central Railroad; thence with said right of way northwesterly 131.3 feet to the corner of Lots Nos. 112 and 113; thence with the line between said lots, northeasterly 227.2 feet to the point of beginning.

TRACTS I AND II are further described according to Survey No. 01078(c) dated 4/25/01, last revised 5/9/01, prepared by Crawford Land Surveyors, Inc., as follows:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee. Bounded on the east by Fowler Street on the south by Teresa C. Marthel Property on the west by CSX Railroad and the North by Leonard B. Voss and being more particularly described as follows:

BEGINNING at a Concrete monument in the westerly margin of Fowler Street, and at the Southeast corner of subject property Thence along or near the line of Teresa C. Marthel northerly line as recorded in Deed Book 8350, Page 846, R.O.D.C. a curve to the right having a central angle of 37° 52' 14", a radius of 440.30 feet and a chord of North 88° 51' 15" West, 285.76 feet, for an arc length of 291.02 feet, to a iron pin set in the Northwest corner of Marthel Property and the easterly margin of CSX Railroad;

Thence with the easterly margin of said Railroad and with a curve to the right having a central angle of 04° 13' 08", a radius of 1696.50 feet and a chord of North 34° 58' 45" West, 124.89 feet, for an arc length of 124.92 feet to an existing iron pin in the Easterly margin of CSX Railroad and the Southwesterly corner of Leonard B. Voss property as recorded in Deed Book 4364, Page 912, R.O.D.C.;

Thence leaving said railroad along or near the southerly line of Voss property North 59° 17' 10" East, a distance of 229.19 feet to an existing iron pin in the westerly margin of Fowler Street;

Thence with the westerly margin of said Road and with a curve to the left having a central angle of 12° 07' 13", a radius of 1025.00 feet and a chord of South 34° 41' 52" East, 216.42 feet, for an arc length of 216.83 feet, to an iron pin set;

Thence South 34° 32' 27" East, passing thru a railroad spike at 4.80' for a total of 59.91 feet to the point of Beginning. Containing 49,935 Square Feet or 1.15 Acres, more or less.

BEING the same property conveyed to Brock D. Short, Leslie H. Neely, and Deborah S. Neely by Special Warranty Deed from Franklin National Bank, of record in Instrument No. 20030626008863l, Register's Office for Davidson County, Tennessee. Leslie H. Neely and Deborah S. Neely since having conveyed their interest in the subject property to Brock D. Short, Jr., by Quitclaim Deed of record in Instrument No. 20110527-0040675, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.