This Instrument Prepared From Information Furnished by the Parties by:
IMOGENE W. BOLIN, ATTORNEY, 313 ENON SPRINGS RD EAST, SMYRNA, TENNESSEE 37167

MAP & PARCEL 04112001602

SEND TAX BILLS TO:

New Owner

NAME AND ADDRESS OF NEW OWNERS:

H. Wilson Welshans
3862 Dickerson Pike
Nashville, TN 37207

BILL GARRETT, Davidson County
Trans:T20140001040 DEEDQC
Recvd: 01/06/14 14:55 2 pgs
Fees:12.00 Taxes:0.00



20140106-0001352

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration;

The undersigned, **PRNDL Industries, a Tennessee Partnership composed of H. Wilson Welshans, Jon B. Maurer and Joseph S. Greer,** hereby quitclaim unto **H. Wilson Welshans,** his heirs and assigns forever, all of my right, title and interest in and to that certain tract or parcel of real estate situated in the Twelfth (12th) Civil District in Davidson County, Tennessee, and being further described as follows, to-wit:

TRACT 1:
LAND in the 12th Civil District of Davidson County, Tennessee, BEING Lot No. 4 of the replatting of Tract No. 7, marked "Reserved for Commercial", of record in Book 2133, Page 125, Register's Office for said County, being designated as Job No. 139-64, dated April 30, 1964, made by Hickerson-Hickerson, Engineers, unrecorded, as follows:

BEGINNING at a point 225.0 feet east along the northerly margin of Darbytown Drive, from the common corner in the northerly margin of Darbytown Drive of Lot No. 12 and Lot Commercial No. 7; thence along the northerly margin of Darbytown Drive, in an easterly direction a distance of 121.9 feet to a point; thence still along the northerly margin of Darbytown Drive, south 78° 16' East a distance of 65.3 feet to a point; thence in an arc in a northerly direction of 39.0 feet to a point in the westerly margin of Dickerson Road; thence along the westerly margin of Dickerson Road in a northerly direction, a distance of 75 feet to a point; thence North 83° 00' West a distance of 222.5 feet to a point; thence South 4° 36' West a distance of 90 feet to the POINT OF BEGINNING.

TRACT 2:
LAND for Davidson County, Tennessee, BEING Lot No. 3 of the Replatting of a Tract marked "Reserved for Commercial No. 7", as shown on the plan of BELLSHIRE ESTATES, SECTION I, of record in Book 2133, Page 125, Register's Office for said County, described according to a survey of Hickerson & Hickerson, Engineers, Job No. 139-64, dated April 30, 1964, as follows:

BEGINNING at a point in the westerly margin of Dickerson Pike, the same being the common corner of Lots No. 3 and 4 on said survey; thence North 83° 00' West with the common line between Lots No. 3 and 4, 222.5 feet to a point; thence North 4° 36' East 100 feet to a point; thence South 83° 25' East 234.4 feet to a point in the westerly margin of Dickerson Pike; thence Southwardly with the westerly margin of Dickerson Pike 100 feet to the POINT OF BEGINNING.

BEING the same property conveyed to PRNDL Industries, a Tennessee Partnership, from James Alvin Crossman and Mary Bell Crossman, by Warranty Deed dated November 30, 2006 and appearing of record in Instrument Number 20061206-0150619, in the Register's Office of Davidson County, Tennessee.
THIS CONVEYANCE IS MADE SUBJECT to any and all matters as shown on plat appearing of record in Book 2133, Page 125; Restrictive Covenants appearing of record in Book 2294, Page 346,

as made applicable of record in Book 2298, Page 109; to Agreement of record in Book 4590, Page 491, all of the Register's Office of Davidson County, Tennessee.

This is improved property known as 3862 Dickerson Pike, Nashville, TN 37207.

No title search was performed in connection with this transfer. The legal description is taken from the previous deed filed for record in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my signature, this the 30th day of September 2010.

PRNDL Industries, a Tennessee Partnership

By: H. Wilson Welshans, Partner

By: Jon B. Maurer, Partner

By: Joseph S. Greer, Partner

STATE OF TENNESSEE)
ss.:
COUNTY OF RUTHERFORD)

Personally appeared beforeme, the undersigned Notary Public, of the State and County aforesaid, personally appeared **H. Wilson Welshans, Jon B. Maurer and Joseph S. Greer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be partners of **PRNDL Industries, a Tennessee Partnership,** the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

WITNESS MY HAND and official seal at office in Smyrna, Tennessee, this 30th day of September, 2010.

Notary Public

RACQUEL PEEBLES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TN My Commission Expires 9-22-2013

My commission expires: 9-22-2013

I hereby swear or affirm that the actual consideration for this transfer is -0-.

Affiant

Sworn to and subscribed before me this the 30 day of September, 2010.

Notary Public

ROBERT S. STEVENS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TN

My commission expires: 07/16/2011