BILL GARRETT, Davidson County
Trans:T20140021949 DEEDQC
Recvd: 04/02/14 08:50 2 pgs
Fees:12.00 Taxes:0.00
20140402-0027084

This Instrument Prepared By:

Charles J. Friddell, Attorney
4535 Harding Pike, Suite 208
Nashville, Tennessee 37205

Address of Owner:	**Send Tax Bills to:**	**Map/Parcel**
Stephens Family Joint Venture Partnership	same	MAP: **060-12**
471 Lake Haven Dr.		PARCELS: **232.00**
Mt. Juliet, Tennessee 37122-2223		

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND CHARLES J. FRIDDELL SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINAITON, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHENS LIQUIDATION CORPORATION f/k/a STEPHENS MILLWORK & LUMBER CO.**, does hereby transfer and convey, remise and release and forever quitclaim unto **STEPHENS FAMILY JOINT VENTURE PARTNERSHIP,** a Tennessee partnership, its successors and assigns, all his right, title and interest in and to certain tracts or parcels of land lying in Davidson County, Tennessee and described as follows, to-wit:

DESCRIPTION

Being a tract of land in the 12th Civil district of Davidson County, Tennessee, known as Lot 2 of the Sanders Marine Property Subdivision, and being a portion of that property conveyed to A.G. Sanders, et us in Book 4935, page 37, R.O.D.C.T. more accurately described according to a survey by Tommy E. Walker, R.L.S. TN Lic. #1465 as follows:

Beginning at a set concrete monument in the southerly margin of Sunset Drive, said monument being 240' more or less east of Dickerson Pike as measured along said southerly margin of Sunset Drive; then S 08 deg. 39 min. 41 sec. W 152.35' to a set iron pin; thence S 83 deg. 24 min. 19 sec. E 202.55' to an existing iron pin, said pin being the most northeasterly corner of herein described property and being the northwest corner of Bryn L. Webb (DB 6544, page 56 RODCT); thence with the west line of said Webb S 05 deg. 09 min. 36 sec. W 289.30' to a set iron pin; thence N 77 deg. 58 min. 28 sec. W 306.60' to a set iron pin; thence N 12 deg. 50 min. 46 sec. E 261.74' to a point; thence N 83 deg. 24 min. 19 sec. W 8.08' to an existing iron pin, said pin being the southwest corner of Catherine S. Hughes (DB 7073, PG 523 RODCT); thence with said Hughes east line N 08 deg. 39 min. 41 sec. E 152.67' to a concrete monument on the southerly margin of Sunset Drive; thence with said margin S 83 deg. 09 min. 37 sec. E 75.00' to the point of beginning, containing 2.078 acres more or less.

Said property is known as 104 Sunset Drive, Nashville, Davidson County, Tennessee.

BEING the same property conveyed to Stephens Millwork and Lumber Co. from Humbrecht, Langois & Johnson Company, Inc., by QuitClaim Deed, recorded 11/01/02 in Instrument No. 20021101-0134191, in the Register's Office of Davidson County, Tennessee.

THIS INSTRUMENT and the interest hereby released and quitclaimed are subject to all taxes, restrictions, easements, ordinances and encumbrances as may affect the premises.

WITNESS my hand this, the 31st day of March, 2014.

Thomas P Stephens Jr.
THOMAS P STEPHENS, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **THOMAS P STEPHENS, JR**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged to me that he executed the same, as President, in his authorized capacity, and that he executed, as President, the within instrument for the purposes herein contained.

WITNESS my hand and official seal at office this 31st day of March, 2014.

Alisa M. Bunning
Notary Public

ALISA M BUNNING
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires:
Jan. 31, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $-0-

Thomas P Stephens Jr.
AFFIANT

Subscribed and sworn to before me on this 31st day of March, 2014.

ALISA M BUNNING
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Alisa M. Bunning
Notary Public

My Commission Expires:
Jan. 31, 2018