BILL GARRETT, Davidson County
Trans:T20140022054 DEEDQC
Recvd: 04/02/14 10:47 4 pgs
Fees:23.00 Taxes:183.15
20140402-0027227

Box 26b

| { ADDRESS NEW OWNER: | { SEND TAX BILL TO: | }MAP-PARCEL NOS} |
|---|---|---|
| { | { | } Tract A } |
| {James U. Rust, IV | { New Owner | } 07106019500 } |
| {3410 Hobson Pike | { | } Tract B } |
| {Hermitage, TN 37076 | { | } 07107019600 } |
| { | { | } } |

{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner }
{Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished }
{by the parties hereto without the benefit of a title examination }

# QUITCLAIM DEED

Know all persons by these presents, I, Forest E. Jennings (hereinafter referred to as the "Grantor") do hereby quitclaim, bargain, sell and convey unto James U. Rust, IV (hereinafter referred to as the "Grantee") all of Grantor's interest in the following described parcel of real estate located in Davidson County, Tennessee.

TRACT A
See attached Exhibit A for legal description.

Being the same property conveyed to Forest E. Jennings by Quitclaim Deed from James U. Rust, IV of record in Instrument Number 20101015-0082902, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 304 A E. Trinity Lane, Nashville, Tennessee 37207.

TRACT B
See attached Exhibit A for legal description.

Being the same property conveyed to Forest E. Jennings by Quitclaim Deed from James U. Rust, IV of record in Instrument Number 20100928-0077127, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 306 E. Trinity Lane, Nashville, Tennessee 37207.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $49,500.00.
(
(
(
(Subscribed and sworn to before me
(this 30th day of March, 2014.
(
(
(
(My Commission Expires: 1-24-15
(

Affiant

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 31st day of March, 2014.

Forest E. Jennings

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Forest E. Jennings, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 31st day of March, 2014.

Notary Public

My Commission Expires: 1-24-15

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# EXHIBIT A-TRACT A

Being Land in Davidson County, Tennessee, being the West one-half of Lot No. 4 on the Map of Trinity Heights, as of record in Book 332, Page 4, Register's Office for Davidson County, Tennessee, said part of said Lot fronts 50 feet on the south side of Trinity Lane and runs back between lines 164.69 feet, more or less, on the westerly line and 165.23 feet, more or less, on the easterly line, to the north margin of an alley on which it measures 50 feet.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2009, FURTHER Subject to the Plan of Trinity Heights, of record in Book 332, Page 4, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon and FURTHER SUBJECT TO A Permanent right-of-way easement and Temporary Construction Easement conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee in Book 8342, Page 699, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED FROM THIS DESCRIPTION IS THAT CERTAIN DESCRIBED PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 8342, PAGE 699 FOR PERMANENT RIGHT-OF-WAY AND TEMPORARY CONSTRUCTION EASEMENT

DESCRIBED AS FOLLOWS TO-WIT:

PERMANENT RIGHT-OF-WAY: Beginning at a point on the existing southerly right-of-way margin of Trinity Lane, said point being the northeasterly corner of the E.L. Lamb, et ux property and being held in common with James Cole, et ux property, proceed along the easterly E.L. Lamb, et ux property boundary held in common with James Cole, et ux property S 2 deg. 49' 29"W, 5 feet, to a point; Thence, with a curve to the right having a radius of 5759.58 feet, a back tangent bearing of S 86 deg. 27' 25" East, and a length of 50.01 feet, to a point on the westerly E.L. Lamb, et ux property boundary held in common with J. T. Satterfield, et ux property; Thence, along the westerly E.L. Lamb, et ux property boundary held in common with J.T. Satterfield, et ux N 2 deg. 49' 29" East, 5 feet, to a point, said point being the existing northwesterly corner of the E.L. Lamb, et ux property and being held in common with J. T. Satterfield, et ux property; Thence, along the existing southerly right-of-way margin of Trinity Lane with a curve to the left having a radius of 5754.58 feet, a back tangent bearing of S 85 deg. 57' 30" East, and a length of 50.01 feet, more or less, to the point of beginning. Total permanent right-of-way containing 250 square feet, more or less.

TEMPORARY CONSTRUCTION EASEMENT: Beginning at a point on the new southerly right-of-way margin of Trinity Lane, said point being the new northeasterly corner of the E.L. Lamb, et ux property and being held in common with James Cole, et ux property, proceed 52 deg. 49' 29" West, 10 feet, more or less, to a point; Thence, N 86 deg. 12' 36" West, 50 feet, more or less, to a point on the westerly E.L. Lamb, et ux property boundary held in common with J. T. Satterfield, et ux property; Thence, along the westerly E.L. Lamb, et ux property boundary held in common with J.T. Satterfield, et ux N 2 deg. 49' 29" East, 10 feet, more or less, to a point, said point being the new northwesterly corner of the E.L. Lamb, et ux property and being held in common with J.T. Satterfield, et ux property; Thence, along the new southerly right-of-way margin of Trinity Lane with a curve to the left having a radius of 5759.58 feet, a back tangent bearing of S 86 deg. 27' 25" East, and a length of 50 feet, more or less, to the point of beginning. Total temporary construction easement containing 500 square feet, more or less. Said temporary construction easement to be abandoned upon completion of construction.

# EXHIBIT A-TRACT B

Land in Davidson County, Tennessee, being the East one-half of Lot No. 4 on the Map of Trinity Heights, as of record in Book 332, page 4, Register's Office for said County.

Said part of said lot fronts 50 feet on the south side of Trinity Lane and runs back between lines, 165.78 feet on the east line and 165.235 feet, more or less, on the west line to an alley in the rear on which it measures 50 feet.

INCLUDED in the above description, but expressly EXCLUDED THEREFROM is a permanent right of way conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from James Cole and wife, Bertha P. Cole, of record in Book 8358, page 539, Register's Office for said County, described as follows:

PERMANENT RIGHT OF WAY: Beginning at a point on the existing southerly right-of-way margin of Trinity Lane, said point being the northeasterly corner of the James Cole, et ux property and being held in common with Leroy Kirby, et ux property, proceed along the easterly James Cole, et ux property line held in common with Leroy Kirby, et ux property S 2 degrees 40' 29" W. 5.00 feet, to a point; thence with a curve to the right having a radius of 559.58 feet, a back tangent bearing of N 86 degrees 57' 16" W. and a length of 50 feet, to a point on the westerly James Cole, et ux property boundary held in common with E. L. Lamb, et ux property; thence along the westerly James Cole, et ux property boundary held in common with E. L. Lamb, et ux property N 2 degrees 49' 29" E. 5.0 feet to a point, said point being the existing northwesterly corner of the James Cole, et ux property and being held in common with E. L. Lamb, et ux property; thence along the existing southerly right-of-way margin of Trinity Lane with a curve to the left having a radius of 5754.58 feet, a back tangent bearing of S 86 degrees 27' 23" E, and a length of 50 feet, more or less to the point of beginning. Total permanent right-of-way containing 250 square feet, more or less.