BILL GARRETT, Davidson County
Trans:T20150084502 DEEDQC
Recvd: 10/05/15 11:03 5 pgs
Fees:27.00 Taxes:0.00

20151005-0101024

THIS INSTRUMENT PREPARED BY:

Bryan Howard
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

CYNTHIA L. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-18-2016

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Bryan Howard
Affiant

Subscribed and sworn to before me, this 1st day of October, 2015.

Cynthia L. Collins
Notary Public

My Commission Expires: 10-18-2016

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
James R. Porter 5243 Williamsburg Road Brentwood, TN 37027	SAME	091 00 0 052.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, BOBBIE F. PORTER, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to JAMES R. PORTER, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, hereby release, remise and quitclaim unto the Grantee all of the Grantor's right, title, and interest in a certain tract or parcel of land in the

State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 29 day of Sept, 2015.

Bobbie F. Porter

BOBBIE F. PORTER

STATE OF TENNESSEE)

COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBIE F. PORTER, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 29 day of September, 2015.

GEORGE WOODY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 24 2017

George W. Woody

Notary Public

My Commission Expires: 7-24-2017

EXHIBIT A
Property Description

PARCEL 1

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being the William A. and Hazel C. Hinton Property as of record in Deed Book 7947, page 113 and Deed Book 7947, page 122 and being bounded on the west by Centennial Boulevard Associates as of record in Deed Book 7511, page 170 and Lewis A. Sharp Property as of record in Deed Book 5217, page 920, on the North by the Richard Norvell Property as of record in Deed Book 5595, page 845, on the East by the West Right of Way of the L & N Railroad and on the South by the Nashville Electric Service Property as of record in Deed Book 5620, page 600, and being more particularly described as follows:

Beginning at an iron pin at the northeast corner of the herein described Tract, same being the Southwest corner of the Richard Norvell Property and being in the West Right of Way of the L & N Railroad; thence with the west right of way of the L & N Railroad South 37 deg. 36 min. 00 sec. West 562.27 feet to an iron pin at a corner with Nashville Electric Service; thence with Nashville Electric Service North 56 deg. 49 min. 22 sec. West 566.41 feet to an iron pin at a corner common with Centennial Boulevard Associates; thence with Centennial Boulevard Associates, North 40 deg. 40 min. 00 sec. East, 279.15 feet to an iron pin at a corner common with Sharp; thence with Sharp South 74 deg. 52 min. 43 sec. East, 87.77 feet to a concrete monument; thence North 56 deg. 09 min. 47 sec. East 315.63 feet to an iron pin; thence South 52 deg. 28 min. 00 sec. East, 220.00 feet to an iron pin, passing a corner common to Sharp and Norvell at approximately 124.4 feet; thence continuing with Norvell South 37 deg. 32 min. 00 sec. West, 6.00 feet to an iron pin; thence South 52 deg. 28 min. 00 sec. East, 148.21 feet to the point of beginning, containing 284,488 square feet (6.531 acres, more or less). Said property being described according to a survey by Cherry Land Surveying dated November 19, 1992, revised November 25, 1992, and Surveyor's Report and Addendum dated November 25, 1992.

EASEMENT TRACT

A permanent easement and right of way subject to the exceptions, conditions, and covenants hereinafter set forth, on, over, and across the hereinafter described land for the following purposes, to wit: the right to enter upon said land and to grade, level, fill, drain, pave, build, maintain, repair, and rebuild a road, together with such bridges, culverts, ramps and cuts as may be necessary for a road on, over, and across a parcel of land located in the City of Nashville in Davidson County, State of Tennessee, near the intersection of Louisiana Avenue and Sixty-Third Street, the said parcel being more particularly described as follows according to a survey by Cherry Land Surveying dated November 19, 1992, revised November 25, 1992:

Commencing at the southwest corner of the intersection of Louisiana Avenue and Sixty-Third Street and at the most easterly corner of the West Nashville Substation property (US-TVA Tract TSS-2); thence with the substation property line and with the southwest line of Louisiana Avenue N. 57 deg. 51 min. W., 215.0 feet to a point; thence, leaving the street line, N. 51 deg. 56 min. 42 sec. E., 8.5 feet to the POINT OF BEGINNING; thence, leaving the substation property line, N. 55 deg. 07 min. 00 sec. W., 16.0 feet to a point; thence N. 50 deg. 37 min. 00 sec. W., 12.0 feet to a point; thence N. 34 deg. 56 min. 00 sec. W., 101.3 feet to a point; thence N. 57 deg. 51 min. 00 sec. W., 192.0 feet to a point in the southeast line of the right of way for the N. C. & St. L. Railroad and in the West Nashville Substation property line; thence with the substation property line and with the said railroad right of way line N. 37 deg. 36 min. 00 sec. E., 50.2 feet to a point; thence, leaving the substation property line and the railroad right of way line, S. 57 deg. 51 min. 00 sec. E. 197.4 feet to a point; thence S. 34 deg. 56 min. 00 sec. E., 17.0 feet to a point in the West Nashville Substation property line; thence with the substation property line and with a curve having a radius of 468.3 feet as it curves to the left in a southeasterly direction 120.2 feet (the chord bearing and distance being S. 28 deg. 21 min. 00 sec. E., 119.9 feet) to the point; thence S. 51 deg. 56 min. 42 sec. W., 27.0 feet to the point of beginning, and containing 0.35 acre, more or less.

Said Easement granted to Post Sign Company, Inc. by Grant of Easement from the United States of America, acting by and through its legal agent, the Tennessee Valley Authority, of record in Book 4928, page 551, Register's Office for Davidson County, Tennessee. By Affirmation of Easement and Correction of Deed of record in Book 8821, page 239 Register's Office for Davidson County, Tennessee, William A. Hinton, as President and sole stockholder of Post Sign Company, Inc., a dissolved corporation, amended Deed of record in Book 4286, page 928, in said Register's Office, to William A. Hinton and wife, Hazel C. Hinton, to include the easement granted in Book 4928, page 551, in said Register's Office.

Being the same property conveyed to James R. Porter and wife, Bobbie F. Porter by deed from William A. Hinton and Estate of Hazel C. Hinton, Conservatorship, of record in Book 8821, page 246, of the Register's Office for Davidson County, Tennessee.

PARCEL 2

Being a part of the William A. and Hazel C. Hinton Property as of record in Deed Book 7947, page 113 and Deed Book 7947, page 122 and being bounded on the north by the Lewis A. Sharp Property as of record in Deed Book 5217, page 920, and on the East, South and West by the Remainder of the Hinton Property and being more particularly described as follows:

Beginning at an iron pin at a corner common to the Hinton Property and the Sharp Property; thence with Sharp South 56 deg. 09 min. 47 sec. West 85.00 feet to the point of beginning; thence with a severance line across Hinton South 43 deg. 46 min. 50 sec. East, 49.46 feet; thence South 41 deg. 20 min. 07 Sec. West, 52.79 feet; thence South 13 deg. 33 min. 24 sec. West, 71.52 feet; thence North 72 deg. 57 min. 55 sec. West, 35.18 feet; thence South 40 deg. 06 min. 29 sec. West, 57.06 feet; thence North 87 deg. 30 min. 36 sec. West, 46.07 feet; thence North 72 deg. 58 min. 08 sec. West, 92.61 feet; thence North 56 deg. 09 min. 47 sec. East, 267.73 feet, passing a concrete monument at a corner common with Sharp at 37.10 feet, to the point of beginning, containing 19,600 square feet (0.450 acres.)

Being the same property conveyed to James R. Porter and wife, Bobbie F. Porter by deed from William A. Hinton and Estate of Hazel C. Hinton, Conservatorship, of record in Book 11245, page 224, of the Register's Office for Davidson County, Tennessee.

This is improved property known as 6400 Louisiana Avenue, Nashville, Tennessee 37209-1330.