BILL GARRETT, Davidson County
Trans:T20150089394 DEEDQC
Recvd: 10/20/15 15:32 4 pgs
Fees:22.00 Taxes:0.00
20151020-0106733

This instrument prepared by:
Lesa H. Skoney (based upon
information furnished by the parties)
Tune, Entrekin & White, P.C.
315 Deaderick, Suite 1700
Nashville, TN 37238
(No title search was performed)

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
T&J Partnership c/o Lyman Thomas Davis, Jr. 336 Whitworth Way Nashville, TN 37205	SAME	Map 43 Parcel 33

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is zero (0)

AFFIANT

Subscribed and sworn to before me this 20th day of Oct., 2015.

NOTARY PUBLIC

My commission expires: 3-6-18

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 6, 2018

TRUSTEE QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, LYMAN THOMAS DAVIS, JR., Trustee of the Trust under the Last Will and Testament of Lyman Thomas Davis, Grantor, do hereby transfer and convey unto the T&J PARTNERSHIP, Grantee, a Tennessee General Partnership, all of the Grantor's right, title and interest in and to certain property in Davidson County, Tennessee, described as follows:

[LEGAL DESCRIPTION ON EXHIBIT A]

IN WITNESS WHEREOF, the undersigned has executed this instrument this _____ day of _____, 2015.

Trust u/w/o Lyman Thomas Davis

Lyman Thomas Davis Jr.
LYMAN THOMAS DAVIS, JR., TRUSTEE

JUDITH G. DAVIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named LYMAN THOMAS DAVIS, JR., TRUSTEE the within named 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, at office, this 20th day of Oct., 2015.

Notary Public

My commission expires: 3-6-18.

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 6, 2018

EXHIBIT A
LEGAL DESCRIPTION

FIRST: BEGINNING at a point in the center of the Gallatin Pike about nine miles from Nashville, 200 feet southerly from the northeast corner of a tract of land of 16.07 acres conveyed by Joseph R. West, Clerk & Master, to W.E. Davis, et al, by deed of record in Book 723, Page 278, R.O.D.C., Tennessee; thence south 16-1/2 degrees west with the center of said pike 300 feet, the same being the northeast corner of a 1.56 acre tract conveyed to Myrtle Davis French and husband, P. W. French by Leland T. Davis, Robert L. Monroe and wife, Ermine Davis Monroe; thence N. 82 degrees west 325 feet to the west margin of the Louisville & Nashville Railroad right-of-way; thence north 3-1/4 degrees east, about 270 feet to a point, the same being the southwest corner of a parcel of land fronting 200 feet on the Gallatin Pike conveyed by Leland T. Davis to Robert L. Monroe and wife, Ermine Davis Monroe; thence north 86 degrees east about 380 feet to the point of beginning and being a portion of the same land conveyed to Leland T. Davis, Robert L. Monroe and Ermine Davis Monroe, by deed of record in Book 834, Page 624, R.O.D.C., Tennessee.

Included in the description but excluded from this conveyance is that portion of a strip of land one hundred (100) feet wide, heretofore taken by said Louisville and Nashville Railroad as a right-of-way. The conveyors hereby retain a right-of-way 12-1/2 feet wide adjoining the Louisville & Nashville Railroad right-of-way on the east to the land of W. E. Davis.

SECOND, BEGINNING at a point in the west boundary line of the 16.07 acre tract conveyed by Joseph R. West, Clerk & Master, to W. E Davis, et al, by deed of record in Book 723, Page 278, R.O.D.C., Tennessee, 306 feet from the northwest corner of said tract, thence south 1-1/4 degrees west 665.5 feet to a point in the western boundary line of the old Elam tract referred to in Book 236, Page 174, R.O.D.C., Tennessee; thence N. 86 degrees east 578.5 feet to a point, the same being the northeast corner of the 5.88 acre tract conveyed by P. W. French and wife, Myrtle Davis French, to Robert L. Monroe, Ermine Davis Monroe and Leland T. Davis, by deed of record in Book 814, Page 229, R.O.D.C., Tennessee; thence N. 1-1/4 degrees east 665.5 feet to a point in the westerly line of 22.75 acre tract conveyed by Leland Davis, et al to R. E. Davis by deed of record in Book 834, Page 622, R.O.D.C., Tennessee; thence south 86 degrees west 578.3 feet to the beginning, containing 8.83 acres, more or less, and being part of the same land conveyed to Leland T. Davis, et al, by deed of record in Book 834, Page 612, R.O.D.C., Tennessee.

THIRD, BEGINNING at a stone in the south boundary line of a tract of land conveyed by Thomas Elam to Thomas B. Davis by deed of record in Book 286, Page 174, R.O.D.C., Tennessee, the same being the southwest corner of a tract of land of 22.75 acres conveyed by partition deed of Leland T. Davis and others to W. E. Davis by deed of record in Book 734, Page 642, R.O.D.C., Tennessee; thence north eighty-six (86) degrees west five hundred and seventy-eight and three-tenths (578.3) feet to the southwest corner of said Elam tract; thence north one and one-fourth (1-1/4) degrees east four hundred and forty-three and five-tenths (443.5) feet to a

point in the west margin of the Elam tract; thence south eighty-six (86) degrees east, five hundred and seventy-eight and three-tenths (578.3) feet to the west boundary line of the 22.75 acre tract heretofore conveyed to W. E. Davis; thence south one and one-fourth (1-1/4) degrees west four hundred and forty-three and five-tenths (443.5) feet to the beginning, containing five and eighty-eight hundredths (5.88) acres, more or less, by survey of Earl Drake on July 19, 1928, and being the same land conveyed by P. W. French and wife, Myrtle Davis French, to Leland T. Davis, Robert L. Monroe and wife, Ermine Davis Monroe, by deed of record in Book 814, Page 225, R.O.D.C., Tennessee.

Being the same property conveyed to Leland T. Davis, et al, by deed of record in Book 963, Page 369, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Leland T. Davis by deed of record in Book 963, Page 369, Register's Office for Davidson County, Tennessee.

Less and except the property conveyed out in Book 966, Page 251 and Book 2591, Page 199, Register's Office for Davidson County, Tennessee.

Leland T. Davis having since died, property was devised to Lyman T. Davis, Jr., Carter A. Howard, Trustee, and Lenna Coles Davis, pursuant to the Last Will and Testament of Lyman T. Davis, probated in Probate Court Davidson County, Tennessee, under Docket Number 75113, Will Book 148, Page 224. Carter A. Howard has since resigned as Trustee. Lyman T. Davis, Jr. was appointed as successor Trustee by Appointment of Successor Trustee of record as Instrument 200004340039868, Register's Office Davidson County, Tennessee. Lenna Coles Davis died testate on or about November 14, 2012. She devised her interest in said property to Lyman Thomas Davis, Jr. and Judith Gale Davis pursuant to Last Will and Testament, Case #13P599, Seventh Circuit Court of Davidson County, Tennessee.

This is improved property known as 1107 Gallatin Pike, Nashville, Tennessee.