BILL GARRETT, Davidson County
Trans:T20170027170 DEEDQC
Recvd: 03/31/17 09:40 5 pgs
Fees:27.00 Taxes:0.00
20170331-0031413

This Instrument Prepared by:
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Dickinson Wright PLLC
424 Church Street, Suite 1401
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Margaret A Gleaves Ferrell
Affiant

KRISTINA CADOVEC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 12-7-2020

Subscribed and sworn to before me on this the 21st day of March, 2017.

Kristina Cadovec
Notary Public

My Commission expires: 12/7/2020

QUITCLAIM DEED

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Margaret Ann Gleaves Ferrell, *et al.* c/o Margaret Ann Gleaves Ferrell 4 Angel Trace Brentwood, TN 37027	Same as Owner **Map/Parcel: 095 15 0 003.00**

RECITALS:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, **GLEAVES PROPERTIES, L.P., a Tennessee limited partnership**, "Grantor", does hereby quitclaim and convey unto **MARGARET ANN GLEAVES FERRELL**, as to a 47.7728% undivided interest, **JAMES E. GLEAVES, JR.,** as to a 47.7728% undivided interest, **TYLER FERRELL,** as to a 2.2272% undivided interest, **RACHEL GLEAVES**, as to a 0.5568% undivided interest, **ELIZABETH G. NASSIF**, as to a 0.5568% undivided interest, **KATHERINE GLEAVES**, as to a 0.5568% undivided interest, and **REBECCA GLEAVES**, as to a 0.5568% undivided interest, collectively, "Grantees", as tenants in common, being all of its right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein.

This conveyance is subject to such limitations, restrictions and encumbrances of record as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set its hand this 23rd day of March, 2017, by and through its duly authorized representatives.

GRANTOR:

GLEAVES PROPERTIES, L.P.
a Tennessee limited partnership

By: _____
James E. Gleaves, Jr., General Partner

By: _____
Margaret Ann Gleaves Ferrell, General Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Kristie Putman, a Notary Public of said County and State, personally appeared JAMES E. GLEAVES, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of GLEAVES PROPERTIES, L.P., the within named bargainor, a Tennessee limited partnership, and that he as such General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as its General Partner.

Witness my hand and seal this 23rd day of March, 2017.

KRISTIE PUTMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5-5-2020

KRISTINA CADOVEC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 12-7-2020

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Kristina Cadovec, a Notary Public of said County and State, personally appeared MARGARET ANN GLEAVES FERRELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a General Partner of GLEAVES PROPERTIES, L.P., the within named bargainor, a Tennessee limited partnership, and that she as such General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by herself as its General Partner.

Witness my hand and seal this 21st day of March, 2017.

Kristina Cadovec

Notary Public

My Commission Expires: 12/7/2020

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee described according to a survey made by James A. Hamilton, Jr., Surveyor, December 19, 1956, as follows:

Beginning at a point in the center of Old Lebanon Pike (Elm Hill Pike), abandoned, where it intersects the western boundary line of the Walter Grady Jenkins, Sr., et al., property of record in Book 1427, page 611, Register's Office for Davidson County, Tennessee, said point being south 16° 10' east from a "Pin Oak" as located by Mr. T.H. Page, December 15, 1956; thence with the center of said road and Walter Grady Jenkins' line, north 84° 06' west 189.22 feet to an iron pin, South 77° 48' west 100 feet to a point in the southern boundary line of W.A. Gleaves property of record in Book 584, page 29, said Register's Office, south 73° 21' west 50 feet to an iron pin and south 66° 14' west 62.06 feet to the northeast corner of the Bridges property of record in Book 97, page 550, said Register's Office; thence with the eastern boundary line of said Bridges property south 11° 43' east 149.36 feet; thence with the north line of abandoned right-of-way of the Nashville, Chattanooga & St. Louis Railroad south 79° 13' west 275.33 feet crossing the Old Lebanon Pike (Elm Hill Pike) to a point west thereof; thence south 10° 47' east 80 feet to the southerly right-of-way of the said abandoned railroad; thence with said right-of-way north 79° 13' east to the northerly margin of the present Elm Hill Pike and continuing with same in all 320.73 feet to an iron pin; thence continuing with said margin north 80° east 358.73 feet; thence north 10° west 40 feet; thence north 10° 10' west 152.79 feet to the beginning, containing 2.57 acres, more or less.

Included in the above description but excluded from this conveyance is the below described tract of land which was conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed of record in Book 3901, page 776, Register's Office for Davidson County, Tennessee.

A tract of land in Davidson County, Tennessee described as follows:

Beginning at a point where the property line between C.W. Tidwell and W.G. Jenkins intersects the North margin of Elm Hill Pike; thence westerly along the North margin of Elm Hill Pike, 690 feet to a point in the center line of Old Lebanon Road; thence Northeasterly 70 feet along the center line of the Old Lebanon Road to a point in the north margin of the Old abandoned Lebanon Branch of the N.C. & St. L. Railroad; thence easterly 260 feet along the north margin of the Old abandoned Lebanon Branch of the N.C. & St. L. Railroad; thence Northeasterly along the property line between C.W. Tidwell and Austin Bridges, 40 feet to a point in the new relocated north margin of Elm Hill Pike; thence North 77° 31' 56" east 55 feet along the new relocated north margin of Elm Hill Pike to a point; thence North 82° 28' 35" East 332 feet along the new relocated north margin of Elm Hill Pike to a point in the property line between C.W. Tidwell and W.G. Jenkins 130 feet to the point of beginning and containing 59,800 square feet, more or less.

Being a portion of the same property conveyed to GLEAVES PROPERTIES, L.P., by deed from MARGARET S. GLEAVES, of record in Instrument No. 20030612-0081342, Register's Office for Davidson County, Tennessee.