BILL GARRETT, Davidson County
Trans:T20170027170 DEEDQC
Recvd: 03/31/17 09:42 6 pgs
Fees:32.00 Taxes:0.00
20170331-0031415

This Instrument Prepared by:
Ralph Z. Levy, Esq.
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.

Affiant

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

Notary Public

My Commission expires: 12/7/2020

KRISTINA CADOVEC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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: 062 00 0 035.00 and 062 00 0 035.01**

RECITALS:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, **GLEAVES FARM, LTD., L.P. (formerly known as GLEAVES FARM, LTD.), a Tennessee limited partnership**, "Grantor", does hereby quitclaim and convey unto **MARGARET ANN GLEAVES FERRELL**, as to a 50% undivided interest, and **JAMES E. GLEAVES, JR.**, as to a 50% undivided interest, collectively, "Grantees", as tenants in common, all of its right, title and interest in and to those certain tracts or parcels 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 FARM, LTD., 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 FARM, LTD., L.P., the within named bargainor, a Tennessee limited partnership, and that as such General Partner he 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
Notary Public

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

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 FARM, LTD., L.P., the within named bargainor, a Tennessee limited partnership, and that as such General Partner she 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 located in the County of Davidson, State of Tennessee, and described as follows:

Being part of Lot No. 1 on the Plan of John Pennington Estates, of record in Plan Book 1, page 40, Chancery Court and more particularly described according to the survey made by John D. Kerr, dated March 22-28, 1960, as follows:

BEGINNING on an iron pipe on the north margin line of the Williamson Ferry Road at a point 428.5 feet east of a large cedar post on the northeast intersection of Riverview Avenue, the southwest corner of this tract being described; running thence with fence on north side of Williamson Ferry Road, north 88° east 432 feet to a 6 inch hackberry tree, slight angle in fence line; thence south 89"' east 184 feet to a locust post, at the southwest corner of the Blair tract; thence with west line of this tract, north 6° 45' east 3139.5 feet to post, angle in fence line; thence north 1° east 57 7.5 feet to an iron pipe at corner post, southeast of a large pond; thence south 84° 30' east 317 feet to an iron pipe in fence line a southwest corner of the 13.04 acre, Dr. L. E. Smith tract; thence with west line of said tract, north 2° 27' east 658.5 feet to an iron pipe on north side of Elm Tree on the south margin line of a 30 foot easement to the Pennington Bend Road; thence with south line of said easement south 85° 03' east 68 feet to an iron pipe at locust post; thence crossing said 30 foot easement and running north 6° 27' east passing iron pipe on north margin line of easement at 30 feet and continuing on in all 465.6 feet to iron pin at the northwest corner of the Dr. L. E. Smith 7.139 acre tract, this being the original north boundary line of the A. J. Linx Farm; thence with same and fence line north 78° 30' west 4073.3 feet to a locust post on the east margin line of Riverview Avenue: thence with said margin line south 3° 06' east 51 feet to the south side of a 50 foot street; thence with same south 78° 30' east 423 feet to a pipe; thence south 9° east 235 feet to a stake: thence south 22-1/2° east 300 feet to a stake; thence south 31° east 595 feet to a pipe; thence south 33° east 433 feet to a pipe; thence south 22° 45' east 1236.5 feet to a pipe; thence south 14° 30' east 741 feet to a pipe; thence south 15° 35' east 775 feet to a pipe; thence south 17° east 498 feet to the north side of 50 foot street; thence south 72° 32' west 400 feet to east margin of Riverview Avenue; thence with same south 17° east 50 feet; thence north 72° 32' east 400 feet to a stake; thence south 17° east 202 feet to a pipe; thence south 22° 45' east 868 feet to the point of beginning, containing 230.72 acres, more or less; being the property conveyed to James E. Gleaves and Margaret Sexton Gleaves by deed from Luther E. Smith, Sr. and wife, Celia V. Smith, of record in Book 3035, page 491, said Register's Office.

Included in the above description is a tract of land more particularly described according to the survey made by Robert M. Searson, TN RS # 1666, dated February 8, 2017, as follows:

Being a tract of land in the 15th Civil District of Davidson County, Tennessee. Tract being bounded on the north by St. Mina Coptic Orthodox Church of Tennessee as recorded in Inst. No. 201203270026151, Register's Office of Davidson County (RODC); Wayne Edward Suey, ET UX, as recorded in Deed Book 8481, Page 735 (RODC); Donald E. Ferguson as recorded in

Instr. No. 200409140110556 (RODC), on the east and south by Grace Church of the Nazarene as recorded in Deed Book 7280, Page 133 (RODC), and on the west by the eastern Right of Way (ROW) of Briley Parkway. Tract being described as follows:

POINT OF BEGINNING being a concrete monument on the eastern ROW of Briley Parkway and being the southwest corner of said St. Mina Coptic Orthodox Church of Tennessee; thence leaving said ROW and with the southern lines of said St. Mina Church and Wayne Edward Suey, S 75°03'14" E 571.29 feet to a T-Post and being the common corner of said Wayne Edward Suey, Donald E. Ferguson and Grace Church of the Nazarene; thence with common line of said Grace Church S 10°42'28" W passing the northern line of a 30-foot access easement at 434.05 feet, a total distance of 464.05 feet to a 1 1/2" iron pipe; thence N 80°13'01" W 62.70 feet to an iron rod set and being on the eastern ROW of said Briley Parkway; thence with said ROW N 28°39'38" W 200.88 feet to a concrete monument; thence N 36°27'18" W 517.69 feet to the point of beginning, containing 141,295 square feet or 3.24 acres.

TOGETHER with an easement 30 feet wide for right of ingress and egress to Pennington Bend Road extending from the property hereinabove described and shown on a survey made by Robert M. Searson, TN RS # 1666, dated February 8, 2017, and as further shown on a survey of John D. Kerr, dated March 22-28, 1960, as lying between a 7.139 acre tract and a 13.04 acre tract for a distance of 797.3 feet, as created in Deed of record in Book 6849, page 546, said Register's Office.

Included in the above description, but excluded from this conveyance is the below described tract of land which was divested out of James E. Gleaves and Margaret Sexton Gleaves and vested in The Metropolitan Government of Nashville and Davidson County, Tennessee by an Order of the Fifth Circuit Court of Davidson County, Tennessee, recorded in Book 3812, page 849, R.O.D.C. on September 17, 1964:

BEGINNING at a point in the north property line of the Gleaves' land where the northerly right of way line of Briley Parkway intersects the north property line of said Gleaves' lands 760' more or less west of Gleaves' most northeast corner; thence S 35" 13' E. along the north right of way line of Briley Parkway 990' more or less to a point in the easterly property line of the Gleaves' land; thence S 2° 27' W. along said easterly property 340' to a point where the south right, right-of-way line of a frontage road intersects said easterly property line; thence northwestwardly along the southerly right-of-way line of said frontage road, the same being 75' south of, parallel to and 75' from the south right-of-way line of Briley Parkway 1510' more or less to a point in the northerly property line of the Gleaves' lands; thence S 78° 30' E., along Gleaves' north property line 340' more or less to the point of beginning and containing 6.46 acres, more or less.

Being a part of the property conveyed to James E. Gleaves and wife, Margaret Sexton Gleaves, by Deed from Luther E. Smith, Sr., and wife, as of record in Book 3035, Page 491, Register's Office for said County.

Also included in the above description, but excluded from this conveyance is the below described tract of land which was conveyed to Margaret Sexton Gleaves by deed from James E. Gleaves of record in Book 6816, page 756, said Register's Office:

BEING part of Lot No. 1 on the Plan of John Pennington Estate, of record in Plan Book 1, page 40, Chancery Court, described as follows:

BEGINNING at a point in the east margin of Pennington Bend Road, said point being common with the southwest corner of the Claxton property; thence along Claxton's south line S 78 degrees 43' E, 419.60 feet to an iron pin; thence S 78 degrees 15' E, 2289.49 feet; thence S. 79 degrees 35' E, 253.24 feet to the west margin of Elzie Miller Road; thence along said road S 38 degrees 54' E, 153.40 feet; thence N. 79 degrees 15' W, 350.0 feet; thence S 11 degrees 45' W, 545.0 feet; thence N 78 degrees 15' W, 1895.76 feet to a point in the east line of the Linx property; thence along Linx's east line 31 degrees 41' W, 281.22 feet to an iron pin; thence N 22 degrees 54' W, 300.45 feet to an iron pin; thence N 3 degrees 17' V/, 149. 37 feet to an iron pin; thence N 78 degrees 43' W, 422.24 feet to an iron pin in the east margin of Pennington Bend Road; thence N 0 degrees 08' E 50 feet to the point of beginning, containing 32.95 acres.

Also included in the above description, but excluded from this conveyance is the below described tract of land which was divested out of Gleaves Farm, Ltd., L.P. and vested in The State of Tennessee by an Order of the Third Circuit Court of Davidson County, Tennessee, of record in Instrument Number 20040309-0026578:

Beginning at the point of intersection of the existing northeast margin of State route 155 and the south boundary of the A, B. Qualls, Jr,, et al property; thence with said south boundary South 75 degrees 08 minutes 26 seconds East 205.87 feet to a point, said point being 166.47 feet right of State Route 15S proposed centerline station 471+20.00; thence with the proposed northeast margin of said road (1) South 36 degrees 19 minutes 11 seconds East 517.73 feet (2) South 29 degrees 14 minutes 18 seconds East 199.41 feet to a point, said point being 163.47 feet Right of State Route 155 proposed centerline station 470+03.96; thence with the west boundary of the Grace Church of the Nazarene, Incorporated property South 09 degrees 20 minutes 15 seconds West 167.28 feet to a point; thence with said existing margin northwesterly 993 feet more or less to the point of beginning, containing 2.59 acres and being part of the same property conveyed by James E. Gleaves and wife, Margaret Sexton Gleaves to Gleaves Farm, LTD, L. P. as of record in Book 6849, page 546, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to GLEAVES FARM, LTD. by deed from JAMES E. GLEAVES and MARGARET S. GLEAVES, of record in Book 6849, page 546, Register's Office for Davidson County, Tennessee.