This Instrument Prepared By:
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Karen Johnson Davidson County
Batch# 198235 DEEDQC
02/22/2019 02:11:11 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190222-0016355

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
Music City Raceway, Inc. **3302 Ivey Point Road** **Goodlettsville, TN 37072**	**Same**	**Map 10, Parcel 22.00** **Map 10, Parcel 26.00** **Map 10, Parcel 40.00** **Map 10, Parcel 41.00** **Map 10, Parcel 73.00**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MUSIC CITY RACEWAY, INC.**, a Tennessee corporation ("Grantor"), does hereby quitclaim and convey unto **MUSIC CITY RACEWAY, INC.**, a Tennessee corporation ("Grantee"), its successors and assigns, all of Grantor's right, title and interest, if any, in and to the following tracts of land located in the Tenth Civil District of Davidson County, Tennessee and more particularly described in Exhibit A, attached hereto and incorporated by reference herein (the "Property"):

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

THE PURPOSE OF THIS DEED IS TO COMBINE THE FOLLOWING PARCELS INTO ONE PARCEL FOR MAPPING AND TAXATION PURPOSES:

Tax Map 10, Parcels 22.00 and 40.00 into one parcel containing approximately 139.34 acres more or less with an address of 3285 Ivey Point Road, Goodlettsville, TN 37072

Tax Map 10, Parcels 26.00, 41.00 and 73.00 into one parcel containing approximately 42.33 acres more or less with an address 3302 Ivey Point Road, Goodlettsville, TN 37072

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed on this 22 day of February, 2019.

MUSIC CITY RACEWAY, INC.

By: Charlotte Jones-Gonzalez
Its: Secretary

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me, this 22 day of February, 2019.

NOTARY PUBLIC

Keith C. Dennen State of Tennessee Notary Public Sumner County

My Commission Expires: 11-30-2020

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned of the state and county mentioned, personally appeared Charlotte Jones-Gonzalez with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Secretary of Music City Raceway, Inc., a corporation, and that such person as such officer executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as such officer.

WITNESS my hand and seal, at office in Hendersonville, Sumner County, Tennessee, this 22 day of February, 2019.

NOTARY PUBLIC

My Commission Expires:

11-30-2020

Keith C. Dennen State of Tennessee Notary Public Sumner County

EXHIBIT A
DESCRIPTION OF PROPERTY

TRACT I (MAP 10, Parcel 73)

TRACT NO. 2 2.128 ACRES: A certain tract of land located on the 10th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Commencing at a point in the center of Ivy Point Road approximately 0.5 mile northwesterly of the intersection of Ivy Point Road with Greer Road; thence North 31 deg. 28' 55" West 465.80 feet to a 1/2" iron pipe set this survey at the POINT OF BEGINNING, said pipe being in the west line of Dallas Clay Jones' 167.234 acre tract, and a corner to Larry Murphy; thence along the line of Larry Murphy North 86 deg. 32' 55" West 400.00 feet to a 1/2" iron pipe set this survey; thence South 86 deg. 08' 05" West 200.00 feet to a 1/2" iron pipe set this survey; thence North 31 deg. 28' 55" West 182.97 feet to a 1/2" iron pipe set this survey; thence North 85 deg. 08' 05" East 200.00 feet to a 1/2" iron pipe set this survey; thence South 85 deg. 32' 55" East 400.00 feet to a 1/2" iron pipe set this survey in the west line of said 167.234 acre tract; thence with said tract South 31 deg. 28' 55" East 182.97 feet to the Point of Beginning and containing 2.128 acres more or less as per field survey and plat for Dallas Clay Jones dated March 13, 1990 by Robert N. Rogers, Tennessee Professional Land Surveyor No. 1559, an associate with Larry T. Hill & Associates, Greenville, Kentucky and being subject to all legal easements, prescriptive rights, and right of ways. All bearings herein are based on a magnetic reading taken in the field on February 9, 1990. All iron pipe monuments set this survey are identified with a yellow cap stamped "TENNPLS 1559".

Being a portion of the same property conveyed to Music City Raceway, Inc. by Quitclaim Deed dated April 5, 1990, from Dallas Clay Jones and wife, Alfreda Jones, of record in Book 8084, page 132, Register's Office for Davidson County, Tennessee.

TRACT II (Map 10, Parcel 41.00)

A tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Southern Land Surveying Company, dated September 26, 1972, as follows:

BEGINNING at a point in the southerly margin of Ivy Point Road, said point being the northwest corner of the Samuel J. Binkley property; thence South 7 deg. 36 min. 10 sec. west 339.42 feet to an iron pin in the northerly margin of the property of the Tenn. Council of the Assembly of God; thence with said northerly margin, North 86 deg. 08 min. 22 sec. West, 649.10 feet to a point in the easterly margin of Third National Bank property; thence with said easterly margin, North 6 deg. 56 min. 12 sec. East 683.70 feet to a point on the southerly margin of Ivy Point Road; thence with said southerly margin, south 55 deg. 28 min. 28 sec. East 390.91 feet to the point of a curve; thence with the southerly margin around a curve to the left with a radius of 1981.64 feet, a distance of 332.01 feet to the point of beginning.

Being the same property conveyed to Music City Raceway, Inc. by Warranty Deed dated July 31, 2001, from Valerie V. Minett, of record as Instrument No. 20010806-0083460, Register's Office for Davidson County, Tennessee.

TRACT III (Map 10, Parcels 26.00 and 22.00)

TRACT NO. 1 (167.234 ACRES): A certain tract of land located in the 10th (formerly the 22nd) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Commencing at a point in the center of Ivy Point Road approximately 0.2 mile northwesterly of the intersection of Ivy Point Road with Greer Road; thence South 07 deg. 06' 45" West 883.28 feet to a 1/2" iron rebar found at the POINT OF BEGINNING, said rebar being the south east corner of the herein described 167.234 acre tract; thence North 85 deg. 56' 55" West along the line of Charles Wingo and Geneva Bates 961.88 feet to a 1/2" iron rebar found corner to Alfred Adcock; thence North 22 deg. 28' 05" West along the eastern line of the 56 acre off-conveyance as described in Deed Book 7790, page 174, and also along the line of Alfred Adcock and then Brenda Stevenson, passing at 1,108.12 feet a 1/2" iron pipe set this survey, said pipe being 20 feet southerly of the center line of Ivy Point Road as measured perpendicular to the existing pavement, in all a total of 1,122.00 feet to a 1/2" iron pipe set this survey against the southern edge of the existing pavement; thence North 31 deg. 28' 55" West along the line of Larry Murphy passing at 30.99 feet a 1/2" iron pipe set this survey, said pipe being 20 feet northerly of the center line of Ivy Point Road as measured perpendicular to the existing pavement, passing at 474.92 feet a 1/2" iron pipe set this survey at the south east corner of Dallas Clay Jones' 2.128 acre tract, passing at 657.89 feet a 1/2" iron pipe set this survey at the north east corner of said 2.128 acre tract and also being a corner to Larry Murphy, in all a total of 2,186.03 feet to a 1/2" iron rebar found corner to Charles Burt; thence North 04 deg. 27' 05" East along the line of W. L. Hawkins passing at 497.33 feet a 1/2" iron pipe set this survey near the top of a bluff, in all a total of 779.30 feet to a point in the center of Sycamore Creek (in Browns Lake); thence with the center of Sycamore Creek and continuing along the line of said Hawkins the following six calls: South 74 deg. 48' 05" East 214.93 feet; South 73 deg. 33' 00" East 123.26 feet; South 89 deg. 42' 15" East 114.08 feet; South 75 deg. 45' 00" East 176.05 feet; South 84 deg. 40' 45" East 340.47 feet; North 49 deg. 56' 55" East 49.57 feet ;thence leaving said creek South 88 deg. 16' 45" East along the line of Van E. Hamlett, passing at 50.00 feet a 1/2" iron pipe set this survey, passing at 1,187.00 feet a 1/2" iron pipe set this survey 3 feet west of a 15" hickory, in all a total of 1,920.92 feet to a 1/2" iron pipe set this survey; thence South 11 deg. 25' 30" West and continuing along the line of said Hamlett 262.00 feet to a 1/2" iron pipe set this survey; thence South 05 deg. 35' 30" West 947.00 feet to a concrete monument found corner to Montry Duke; thence South 07 deg. 06' 45 West along the line of said Duke, Jack Angel and then Lawrence D. Allen, passing at 1,466.59 feet a 1/2" iron pipe set this survey, said pipe being 20 feet northerly of the center line of Ivy Point Road as measured perpendicular to the existing pavement, passing at 1,511.69 feet a 1/2" iron pipe set this survey, said pipe being 20 feet southerly of the center line of Ivy Point Road as measured perpendicular to the existing pavement, in all a total of 2,372.42 feet to the Point of Beginning and containing 167.234 acres more or less as per field survey and plat for Dallas Clay Jones dated March 13, 19990 by Robert N. Rogers, Tennessee Professional Land Surveyor No. 1559, and associate with Larry T. Hill & Associates, Greenville, Kentucky and being subject to all legal easements, prescriptive rights, and right of ways. All bearings herein are based on a magnetic reading taken in the field on February 9, 1990. All iron pipe monuments set this survey are identified with a yellow cap stamped "TENNPLS 1559".

Being a portion of the same property conveyed to Music City Raceway, Inc. by Quitclaim Deed dated April 5, 1990, from Dallas Clay Jones and wife, Alfreda Jones, of record in Book 8084, page 132, Register's Office for Davidson County, Tennessee.

TRACT IV (Map 10, Parcel 40)

A tract of land in the 10th Civil District of Davidson County, Tennessee, being a portion of Tract No. 2, and more particularly described according to a survey by John R. Alley, Surveyor, November 16, 1964, as follows:

BEGINNING at a poplar tree in Bob and Herman's Wingo's east line, James Davidson's northeast corner, and the southwest corner of this land; thence with a fence in the line of said Davidson, South 7 deg. East 650 feet to a point; thence North 1 deg. 21 min. East 640.9 feet to a double hickory in the Field's property; thence with the Field's property, North 47 deg. West 396 feet to a poplar; thence North 35 deg. West 341.8 feet to a branch oak; thence North 25 deg. West 250.8 feet to an ironwood, corner to said Fields and the line of the aforementioned Wingo; thence with said Wingo's line, South 3 deg. West 1,386 feet to the beginning, containing 13.92 acres, more or less.

NOTE: Ivy Point Road runs through this property and is expressly excluded.

EXCLUSION: There is included in Tract No. 1 but excluded from this conveyance the following described tract:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Southern Land Surveying Company, dated September 26, 1972, as follows:

Beginning at a point in the southerly margin of Ivy Point Road, said point being the northwest corner of the Samuel J. Binkley property; thence South 7 deg. 36 min. 10 sec. West 339.42 feet to an iron pin in the northerly margin of the property of the Tennessee Council Assembly of God; thence with said northerly margin north 86 deg.08 min. 22 sec. West 649.10 feet to a point in the easterly margin of Third National Bank property; thence with said easterly margin, North 6 deg. 56 min. 12 sec. East 683.70 feet to a point on the southerly margin of Ivy Point Road; thence with said southerly margin South 55 deg. 28 min. 28 sec. East 390.91 feet to a point of a curve; thence with said southerly margin around a curve to the left with a radius of 1981.64 feet, a distance of 332.01 feet to the point of beginning, containing 7.48 acres, more or less. Being the same property conveyed to Lawrence Dale Allen and wife, Jo Ann Allen by deed from Grady O. Nolen and wife, Shirley T. Binkley Nolen of record in Book 5333, page 370, said Register's Office.

Being the same property conveyed to Music City Raceway, Inc. by Quitclaim Deed dated September 6, 1996, from Delia Angel, married, of record in Book 10198, page 862, Register's Office for Davidson County, Tennessee.