



HISTORIC
FRANKLIN
TENNESSEE

ITEM #11
WRKS 12/11/2012

MEMORANDUM

December 4, 2012

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator *Eric*
Vernon Gerth, Assistant City Administrator for Community and Economic Development
Catherine Powers, Planning and Sustainability Director
Kelly Dannenfelser, Part-Time Principal Planner

SUBJECT: Resolution 2012-46, A Resolution Abandoning a Portion of the Rights-of-Way (ROW) of Bradford Drive, Cothran Drive and Davidson Drive within the Rolling Meadows Subdivision of the City of Franklin, Tennessee

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding a resolution to abandon a portion of the ROW along Bradford, Cothran, and Davidson Drive in the Rolling Meadows Subdivision.

Background

City staff held a meeting with the adjacent property owners in March 2012 and all twelve property owners are requesting that the City vacate the ROW.

Staff evaluated this request based on the following criteria:

- 1) There is no existing public transportation infrastructure in the ROW;
- 2) The ROW is not needed for future public transportation infrastructure;
- 3) Vacating the ROW serves the public interest through improved utilization of the land; and
- 4) It reduces the City's maintenance liability on land not needed for a public purpose.

To fairly and consistently handle the disposal of this ROW, properties should be vacated equally (50/50) to adjacent property owners. In this case, eleven property owners have agreed to accept half of the adjacent ROW with the eleventh agreeing to accept all (100%) the ROW.

Financial Impact

The property owners have agreed to reimburse the City for the costs associated with the property transfer. Therefore, there is no direct cost to the City associated with this request.

Options

BOMA may approve, reject or amend the proposed resolution.

Recommendation

Approval of the Resolution 2012-46 is recommended.

RESOLUTION 2012-46

A RESOLUTION ABANDONING A PORTION OF THE RIGHTS-OF-WAY (ROW) OF BRADFORD DRIVE, COTHRAN DRIVE AND DAVIDSON DRIVE WITHIN THE ROLLING MEADOWS SUBDIVISION OF THE CITY OF FRANKLIN, TENNESSEE

WHEREAS, the Rolling Meadows Subdivision was recorded with the Williamson County Register of Deeds in the late 1950s and annexed into the City of Franklin (City) in 1968; and

WHEREAS, the Subdivision gradually developed and homes were built over time, although one of the north-south platted streets (Bradford Drive) was never constructed by the developer; and

WHEREAS, in 2009, the City completed construction of the southern portion of Bradford Drive to provide public access to a number of existing vacant lots; and

WHEREAS, the remaining northern portion of unimproved Bradford Drive right-of-way (ROW) is not necessary for the provision of access to lots; and

WHEREAS, twelve (12) adjacent property owners have requested that the City abandon the ROW for the northern portion of Bradford Drive, along with two unimproved street stubs at the northern end of Cothran Drive and the eastern end of Davidson Drive; and

WHEREAS, the Board of Mayor and Aldermen has determined that the ROW is determined to be of no further feasible use to the City and is not necessary for the interests of public health, safety and welfare of its citizens; and

WHEREAS, it has been reasonably determined that the properties are valued at less than \$25,000 and therefore, according to Municipal Code Section 5-802, may be disposed of by negotiated contract; and

WHEREAS, the adjacent property owners have agreed to divide and accept the property as depicted in Exhibit A, and to pay for the City's actual costs of surveying, preparing of legal documents and recording fees for the property transfer, not to exceed \$1,000 for each half.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, that the City of Franklin declares surplus

the unused rights-of-way on Bradford Drive, Cothran Drive and Davidson Drive and authorizes the Mayor and City Administrator to execute all documents necessary to transfer the ownership to the adjacent property owners, all as depicted in Exhibit A, with the creation of any public utility, drainage and/or access easements required for the installation, repair and maintenance of existing public utilities or pedestrian facilities. **IT IS SO RESOLVED AND DONE** on this the _____ of _____, 2012.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

By: _____
ERIC S. STUCKEY
City Administrator/Recorder

By: _____
DR. KEN MOORE
Mayor

APPROVED AS TO FORM:

By: _____
Kristen Corn, Staff Attorney

**Rolling Meadows Neighborhood
Right-of-Way Abandonment Request**

Dear City of Franklin Board of Mayor and Aldermen:

I, BERTHA BEECH (print name), am a property owner

at 208 Davidson DR (address). My property is next to an unused right-of-way. I am asking the City to abandon the right-of-way.

Property Owner please check one box below:

I would like to own half of the right-of-way (split between myself and my neighbor) and pay for half of the surveying, preparing of legal documents, and recording fees for the property transfer. In total, I agree to pay the City up to \$1,000 for half of the right-of-way.

I do not want to own half of the right-of-way, which will allow my neighbor on the other side of the right-of-way to have the opportunity to own all of the right-of-way.

Signature Bertha Beech

Date 3/1/12

Mail or Return To:
City of Franklin City Hall
c/o Kelly Dannenfelser, AICP
Department of Planning & Sustainability
109 Third Avenue South
Franklin, TN 37064
kellyd@franklintn.gov
615.550.6735

**Rolling Meadows Neighborhood
Right-of-Way Abandonment Request**

Dear City of Franklin Board of Mayor and Aldermen:

I, Scarlette Green daughter of Howlett & Sadie Kennard (print name), am a property owner

at 301 Hardison Ave (address). My property is next to an unused right-of-way. I am asking the City to abandon the right-of-way.

Property Owner please check one box below:

I would like to own half of the right-of-way (split between myself and my neighbor) and pay for half of the surveying, preparing of legal documents, and recording fees for the property transfer. In total, I agree to pay the City up to \$1,000 for half of the right-of-way.

I do not want to own half of the right-of-way, which will allow my neighbor on the other side of the right-of-way to have the opportunity to own all of the right-of-way.

Signature Scarlette Green

Date 3-1-12

Mail or Return To:
City of Franklin City Hall
c/o Kelly Dannenfelser, AICP
Department of Planning & Sustainability
109 Third Avenue South
Franklin, TN 37064
kellyd@franklintn.gov
615.550.6735

**Rolling Meadows Neighborhood
Right-of-Way Abandonment Request**

Dear City of Franklin Board of Mayor and Aldermen:

I, Scarlette Green daughter of Howlett & Sadie Kennard (print name), am a property owner

at 207 Hardison (address). My property is next to an unused right-of-way. I am asking the City to abandon the right-of-way.

Property Owner please check one box below:

I would like to own half of the right-of-way (split between myself and my neighbor) and pay for half of the surveying, preparing of legal documents, and recording fees for the property transfer. In total, I agree to pay the City up to \$1,000 for half of the right-of-way.

I do not want to own half of the right-of-way, which will allow my neighbor on the other side of the right-of-way to have the opportunity to own all of the right-of-way.

Signature Scarlette Green

Date 3-1-12

Mail or Return To:
City of Franklin City Hall
c/o Kelly Dannenfelser, AICP
Department of Planning & Sustainability
109 Third Avenue South
Franklin, TN 37064
kellyd@franklintn.gov
615.550.6735

**Rolling Meadows Neighborhood
Right-of-Way Abandonment Request**

Dear City of Franklin Board of Mayor and Aldermen:

I, Scarlette K. Green (print name), am a property owner

at 209 Oakney Dr (address). My property is next to an unused right-of-way. I am asking the City to abandon the right-of-way.

Property Owner please check one box below:

I would like to own half of the right-of-way (split between myself and my neighbor) and pay for half of the surveying, preparing of legal documents, and recording fees for the property transfer. In total, I agree to pay the City up to \$1,000 for half of the right-of-way.

I do not want to own half of the right-of-way, which will allow my neighbor on the other side of the right-of-way to have the opportunity to own all of the right-of-way.

Signature Elizabeth Scarlette

Date 3-1-12

Mail or Return To:
City of Franklin City Hall
c/o Kelly Dannenfelser, AICP
Department of Planning & Sustainability
109 Third Avenue South
Franklin, TN 37064
kellyd@franklintn.gov
615.550.6735

**Rolling Meadows Neighborhood
Right-of-Way Abandonment Request**

Dear City of Franklin Board of Mayor and Aldermen:

I, Eddie Marie Hardison (print name), am a property owner

at 118 Dabney Dr (address). My property is next to an unused right-of-way. I am asking the City to abandon the right-of-way.

Property Owner please check one box below:

I would like to own half of the right-of-way (split between myself and my neighbor) and pay for half of the surveying, preparing of legal documents, and recording fees for the property transfer. In total, I agree to pay the City up to \$1,000 for half of the right-of-way.

I do not want to own half of the right-of-way, which will allow my neighbor on the other side of the right-of-way to have the opportunity to own all of the right-of-way.

Signature Eddie Marie Hardison

Date 2-1-12

Mail or Return To:
City of Franklin City Hall
c/o Kelly Dannenfelsler, AICP
Department of Planning & Sustainability
109 Third Avenue South
Franklin, TN 37064
kellyd@franklintn.gov
615.550.6735

**Rolling Meadows Neighborhood
Right-of-Way Abandonment Request**

Dear City of Franklin Board of Mayor and Aldermen:

I, Suanita Patton (print name), am a property owner

at 301 Scruggs Ave (address). My property is next to an unused right-of-way. I am asking the City to abandon the right-of-way.

Property Owner please check one box below:

I would like to own half of the right-of-way (split between myself and my neighbor) and pay for half of the surveying, preparing of legal documents, and recording fees for the property transfer. In total, I agree to pay the City up to \$1,000 for half of the right-of-way.

I do not want to own half of the right-of-way, which will allow my neighbor on the other side of the right-of-way to have the opportunity to own all of the right-of-way.

Signature Jan C. Bell

Date 3/1/12

Mail or Return To:
City of Franklin City Hall
c/o Kelly Dannenfelsler, AICP
Department of Planning & Sustainability
109 Third Avenue South
Franklin, TN 37064
kellyd@franklintn.gov
615.550.6735

REC'D JUN 08 2012

**Rolling Meadows Neighborhood
Right-of-Way Abandonment Request**

Dear City of Franklin Board of Mayor and Aldermen:

I, VIRGINIA A. CARTER (print name), am a property owner

at 208 SCRUGGS AVE. (address). My property is next to an unused right-of-way. I am asking the City to abandon the right-of-way.

Property Owner please check one box below:

I would like to own half of the right-of-way (split between myself and my neighbor) and pay for half of the surveying, preparing of legal documents, and recording fees for the property transfer. In total, I agree to pay the City up to \$1,000 for half of the right-of-way.

I do not want to own half of the right-of-way, which will allow my neighbor on the other side of the right-of-way to have the opportunity to own all of the right-of-way.

Signature Virginia A. Carter

Date 3-1-12

Mail or Return To:
City of Franklin City Hall
c/o Kelly Dannenfelsler, AICP
Department of Planning & Sustainability
109 Third Avenue South
Franklin, TN 37064
kellyd@franklintn.gov
615.550.6735

**Rolling Meadows Neighborhood
Right-of-Way Abandonment Request
Second Form for ALL of Right-of-Way**

Dear City of Franklin Board of Mayor and Aldermen:

I, VIRGINIA CARTER (print name), am a property owner

at 208 SCRUGGS AVENUE (address). My property is next to an unused right-of-way. I am asking the City to abandon the right-of-way. I have already sent a form requesting to own the half next to my property. My neighbor has declined to pursue ownership of the half next to his property.

Property Owner please check one box below:

Since my neighbor has declined, I do want to own all (100 percent) of the right-of-way and pay for all (100 percent) of the surveying, preparing of legal documents, and recording fees for the property transfer. In total, I agree to pay the City up to \$2,000 for all of the right-of-way.

I do not want to own the other half of the right-of-way.

Signature VIRGINIA CARTER
Virginia A. Carter

Date 6-6-12

Mail or Return To:
City of Franklin City Hall
c/o Kelly Dannenfelsler, AICP
Department of Planning & Sustainability
109 Third Avenue South
Franklin, TN 37064
kellyd@franklintn.gov
615.550.6735

REC'D APR 10 2012

Rolling Meadows Neighborhood Right-of-Way Abandonment Request

Dear City of Franklin Board of Mayor and Aldermen:

I, Sheena German Allen (print name), am a property owner

at 110 Harrison Dr. (address). My property is next to an unused right-of-way. I am asking the City to abandon the right-of-way.

Property Owner please check one box below:

I would like to own half of the right-of-way (split between myself and my neighbor) and pay for half of the surveying, preparing of legal documents, and recording fees for the property transfer. In total, I agree to pay the City up to \$1,000 for half of the right-of-way.

I do not want to own half of the right-of-way, which will allow my neighbor on the other side of the right-of-way to have the opportunity to own all of the right-of-way.

Signature Sheena German Allen

Date 3-30-12

Mail or Return To:
City of Franklin City Hall
c/o Kelly Dannenfeler, AICP
Department of Planning & Sustainability
109 Third Avenue South
Franklin, TN 37064
kellyd@franklintn.gov
615.550.6735

Rolling Meadows Neighborhood Right-of-Way Abandonment Request

Dear City of Franklin Board of Mayor and Aldermen:

I, Robert Cozey (print name), am a property owner

at 302 Scruggs Ave. (address). My property is next to an unused right-of-way. I am asking the City to abandon the right-of-way.

Property Owner please check one box below:

I would like to own half of the right-of-way (split between myself and my neighbor) and pay for half of the surveying, preparing of legal documents, and recording fees for the property transfer. In total, I agree to pay the City up to \$1,000 for half of the right-of-way.

I do not want to own half of the right-of-way, which will allow my neighbor on the other side of the right-of-way to have the opportunity to own all of the right-of-way.

Signature Robert Cozey

Date 3-3-12

Mail or Return To:
City of Franklin City Hall
c/o Kelly Dannenfeler, AICP
Department of Planning & Sustainability
109 Third Avenue South
Franklin, TN 37064
kellyd@franklintn.gov
615.550.6735

REC'D APR 05 2012

Rolling Meadows Neighborhood Right-of-Way Abandonment Request

Dear City of Franklin Board of Mayor and Aldermen:

I, Geraldine Wilson (print name), am a property owner

at 202 Harrison Ave (address). My property is next to an unused right-of-way. I am asking the City to abandon the right-of-way.

Property Owner please check one box below:

I would like to own half of the right-of-way (split between myself and my neighbor) and pay for half of the surveying, preparing of legal documents, and recording fees for the property transfer. In total, I agree to pay the City up to \$1,000 for half of the right-of-way.

I do not want to own half of the right-of-way, which will allow my neighbor on the other side of the right-of-way to have the opportunity to own all of the right-of-way.

Signature Geraldine Wilson

Date 3/29/12

Mail or Return To:
City of Franklin City Hall
c/o Kelly Dannenfeler, AICP
Department of Planning & Sustainability
109 Third Avenue South
Franklin, TN 37064
kellyd@franklintn.gov
615.550.6735

REC'D MAR 13 2012

Rolling Meadows Neighborhood Right-of-Way Abandonment Request

Dear City of Franklin Board of Mayor and Aldermen:

I, Robin Morrison (print name), am a property owner

at 207 Scruggs Ave. (address). My property is next to an unused right-of-way. I am asking the City to abandon the right-of-way.

Property Owner please check one box below:

I would like to own half of the right-of-way (split between myself and my neighbor) and pay for half of the surveying, preparing of legal documents, and recording fees for the property transfer. In total, I agree to pay the City up to \$1,000 for half of the right-of-way.

I do not want to own half of the right-of-way, which will allow my neighbor on the other side of the right-of-way to have the opportunity to own all of the right-of-way.

Signature Robin Morrison

Date 3/8/12

Mail or Return To:
City of Franklin City Hall
c/o Kelly Dannenfeler, AICP
Department of Planning & Sustainability
109 Third Avenue South
Franklin, TN 37064
kellyd@franklintn.gov
615.550.6735

Down the property at 207 Scruggs but lined in double dumpsters back (5607 Pinewood Rd) - my home # is 599.6918 Thanks. Robin

**Rolling Meadows Neighborhood
Right-of-Way Abandonment Request**

Dear City of Franklin Board of Mayor and Aldermen:

I, Eveann Perkins (print name), am a property owner

at 310 Darius DR (address). My property is next to an unused right-of-way. I am asking the City to abandon the right-of-way.

Property Owner please check one box below:

I would like to own half of the right-of-way (split between myself and my neighbor) and pay for half of the surveying, preparing of legal documents, and recording fees for the property transfer. In total, I agree to pay the City up to \$1,000 for half of the right-of-way.

I do not want to own half of the right-of-way, which will allow my neighbor on the other side of the right-of-way to have the opportunity to own all of the right-of-way.

Signature Eveann Perkins Date 7/15/12

Mail or Return To:
City of Franklin City Hall
c/o Kelly Dannenfeler, AICP
Department of Planning & Sustainability
109 Third Avenue South
Franklin, TN 37064
kellyd@franklintn.gov
615.550.6735

Property Description – Davidson Drive (North):

Being a certain tract of land lying in the fifth civil district of Williamson County, Franklin, Tennessee. Said tract being a portion of Davidson Drive, located between Lots 55 and 56, as shown on the final plat entitled "Rolling Meadows" of record in Plat Book 2, Page 46, register's office for Williamson County, Tennessee (R.O.W.C.T.) and being more particularly described by metes and bounds as follows:

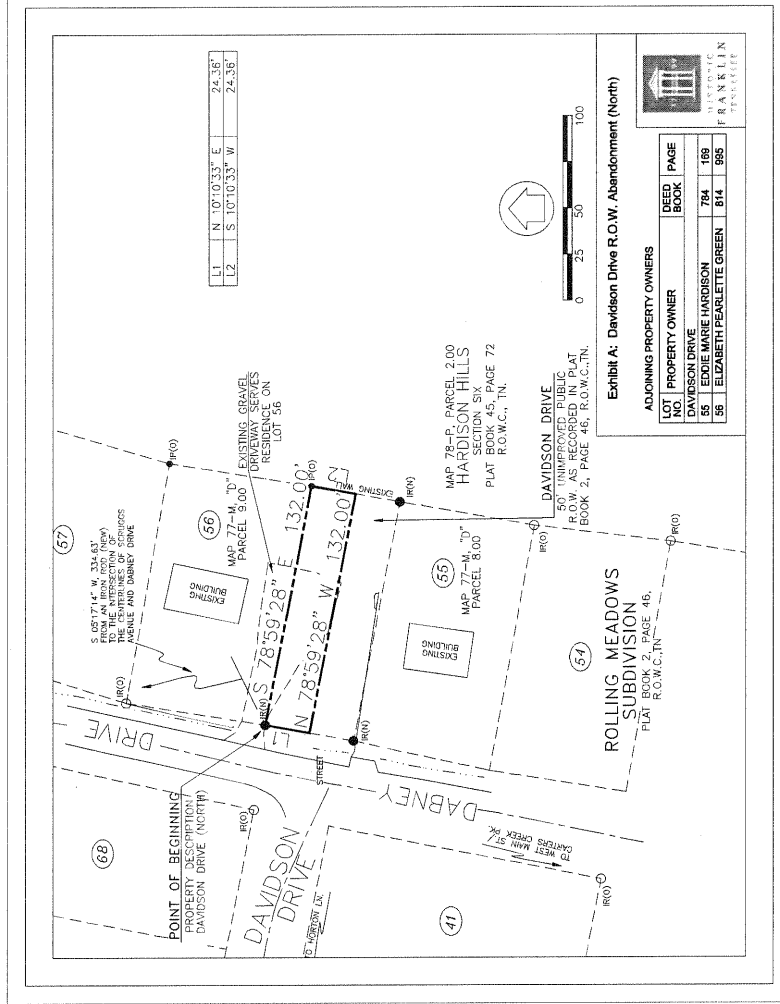
Beginning at an iron rod (new) with a cap stamped Ragan-Smith Associates (RSA), said iron rod being the northwest corner of the herein described tract and the southwest corner of Lot 56, in the eastern right-of-way of Dabney Drive and the northern right-of-way of Davidson Drive, and being South 05 Degrees 17 Minutes 14 Seconds West, 334.63 Feet from the centerline intersection of Scruggs Avenue and Dabney Drive;

Thence, with the northern right-of-way of Davidson Drive and the southern line of Lot 56, South 78 Degrees 59 Minutes 28 Seconds East, 132.00 Feet to an iron pipe (old), said iron pipe being the southeast corner of Lot 56, in the western line of the plat entitled "Hardison Hills, Section Six" of record in Plat Book 45, Page 72, R.O.W.C.T.);

Thence, with the western line of said Hardison Hills, South 10 Degrees 10 Minutes 33 Seconds West, 24.36 Feet to a point, said point being the midpoint along this bearing between Lots 56 and 55;

Thence, leaving the western line of said Hardison Hills, North 78 Degrees 59 Minutes 28 Seconds West, 132.00 Feet to a point, said point being the midpoint along the eastern right-of-way of Dabney Drive between Lots 56 and 55;

Thence, with the eastern right-of-way line of Dabney Drive, North 10 degrees 10 Minutes 33 Seconds East, 24.36 Feet to the point of beginning and containing 3,216 square feet or 0.07 acres, more or less, as calculated by the above courses and distances as seen in Exhibit A and according to a survey dated April 30, 2010 by Kevin Birdwell, RLS No. 1797, whose address is Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206



Property Description – Cothran Drive (East):

Being a certain tract of land lying in the fifth civil district of Williamson County, Franklin, Tennessee. Said Tract being a portion of Cothran Drive, located between Lots 123 and 124, as shown on the final plat entitled "Rolling Meadows" of record in Plat Book 2, Page 46, Register's Office for Williamson County, Tennessee (R.O.W.C.T.), and being more particularly described by metes and bounds as follows:

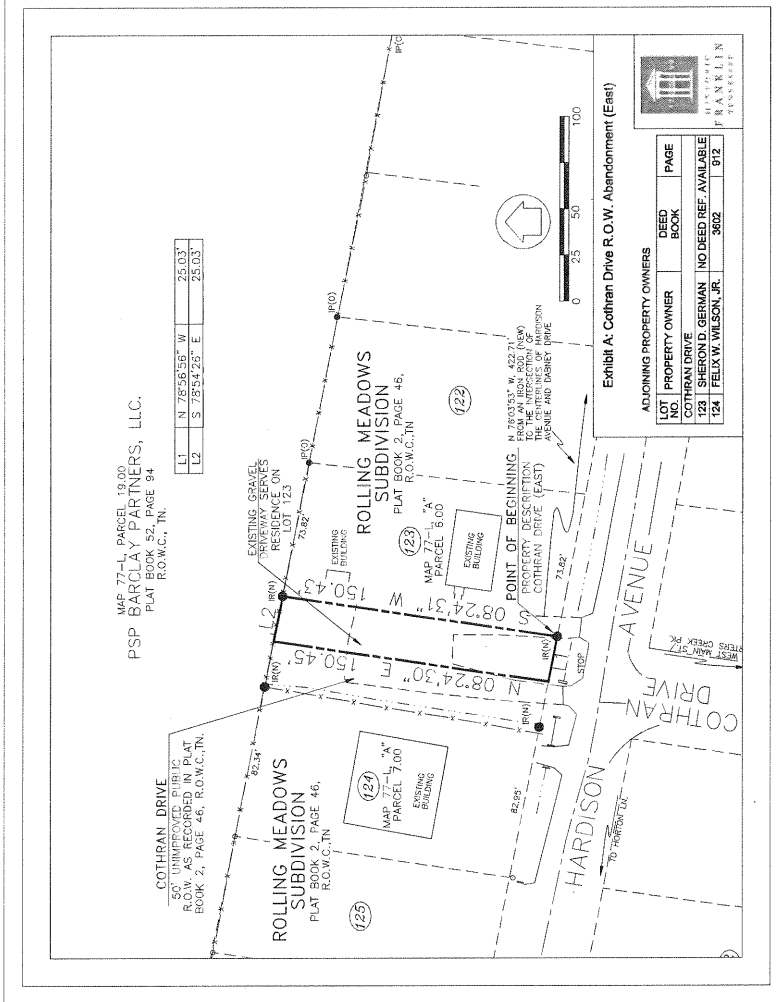
Beginning at an iron rod (new) with a cap stamped Ragan-Smith Associates (RSA), said iron rod being the southeast corner of the herein described tract and the southwest corner of Lot 123; in the eastern right-of-way of Cothran Drive and the northern right-of-way of Hardison Avenue, and being North 76 Degrees 03 Minutes 53 Seconds West, 422.71 Feet from the centerline intersection of Hardison Avenue and Dabney Drive;

Thence, with the northern right-of-way of Hardison Avenue, North 78 Degrees 56 Minutes 56 Seconds West, 25.03 Feet to a point, said point being located in the northern right-of-way of Hardison Avenue and being the midpoint along this bearing between Lots 124 and 123;

Thence, leaving the northern right-of-way of Hardison Avenue, North 08 Degrees 24 Minutes 30 Seconds East, 150.45 Feet to a point, said point being the midpoint between Lots 124 and 123;

Thence, with the northern right-of-way of Cothran Drive, South 78 Degrees 54 Minutes 26 Seconds East, 25.03 Feet to an iron rod (new) with a cap stamped RSA, said iron rod being the northwest corner of Lot 123;

Thence, leaving the northern right-of-way of Cothran Drive and with the western line of Lot 123, South 08 Degrees 24 Minutes 31 Seconds West, 150.43 feet to the point of beginning and containing 3,761 square feet or 0.09 acres, more or less, as calculated by the above courses and distances as seen in Exhibit A and according to a survey dated April 30, 2010 by Kevin Birdwell, RLS NO. 1797, whose address is Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206.



Property Description – Bradford Drive “A” NE:

Being a certain tract of land lying in the fifth civil district of Williamson County, Franklin, Tennessee. Said tract being a portion of Bradford Drive, bounded on the west and south by Bradford Drive right-of-way, on the east by Lot 84, and on the north by Scruggs Avenue, as shown on the final plat entitled “Rolling Meadows” of record in Plat Book 2, Page 46, Register’s Office for Williamson County, Tennessee (R.O.W.C.T.), and being more particularly described by metes and bounds as follows:

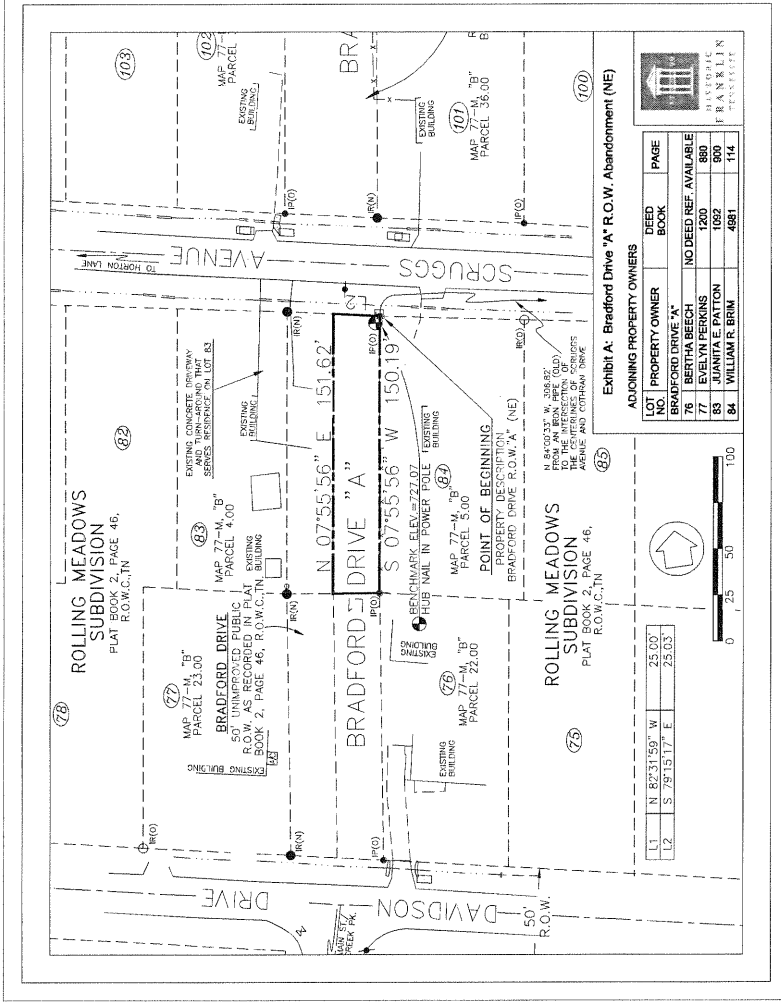
Beginning at an iron pipe (old), said iron pipe being the northeast corner of the herein described tract, the northwest corner of lot 84, in the eastern right-of-way of Bradford Drive and the southern right-of-way of Scruggs Avenue, and being North 84 Degrees 00 Minutes 33 Seconds West, 306.82 Feet from the centerline intersection of Scruggs Avenue and Cothran Drive;

Thence, with the eastern right-of-way of Bradford Drive and with the western line of Lot 84, South 07 Degrees 55 Minutes 56 Seconds West, 150.19 Feet to an iron pipe (old), said iron pipe being the southwest corner of Lot 84 and the northwest corner of Lot 76;

Thence, leaving the western line of Lot 84, North 82 Degrees 31 Minutes 59 Seconds West, 25.00 Feet to a point, said point being the midpoint of the Bradford Drive right-of-way along this bearing;

Thence, North 07 Degrees 55 Minutes 56 Seconds East, 151.62 Feet to a point, said point being in the southern right-of-way of Scruggs Avenue and being the midpoint between Lots 83 and 84;

Thence with the southern right-of-way of Scruggs Avenue, South 79 Degrees 15 Minutes 17 Seconds East, 25.03 Feet to the point of beginning and containing 3,773 square feet or 0.09 acres, more or less, as calculated by the above courses and distances as seen in Exhibit A and according to a survey dated April 30, 2010 by Kevin Birdwell, RLS No. 1797, whose address is Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206.



Property Description – Bradford Drive “A” NW:

Being a certain tract of land lying in the fifth civil district of Williamson County, Franklin, Tennessee. Said tract being a portion of Bradford Drive, bounded on the west by Lot 83, on the south and east by Bradford Drive right-of-way, and on the north by Scruggs Avenue, as shown on the final plat entitled “Rolling Meadows” of record in Plat Book 2, Page 46, Register’s Office for Williamson County, Tennessee (R.O.W.C.T.), and being more particularly described by metes and bounds as follows:

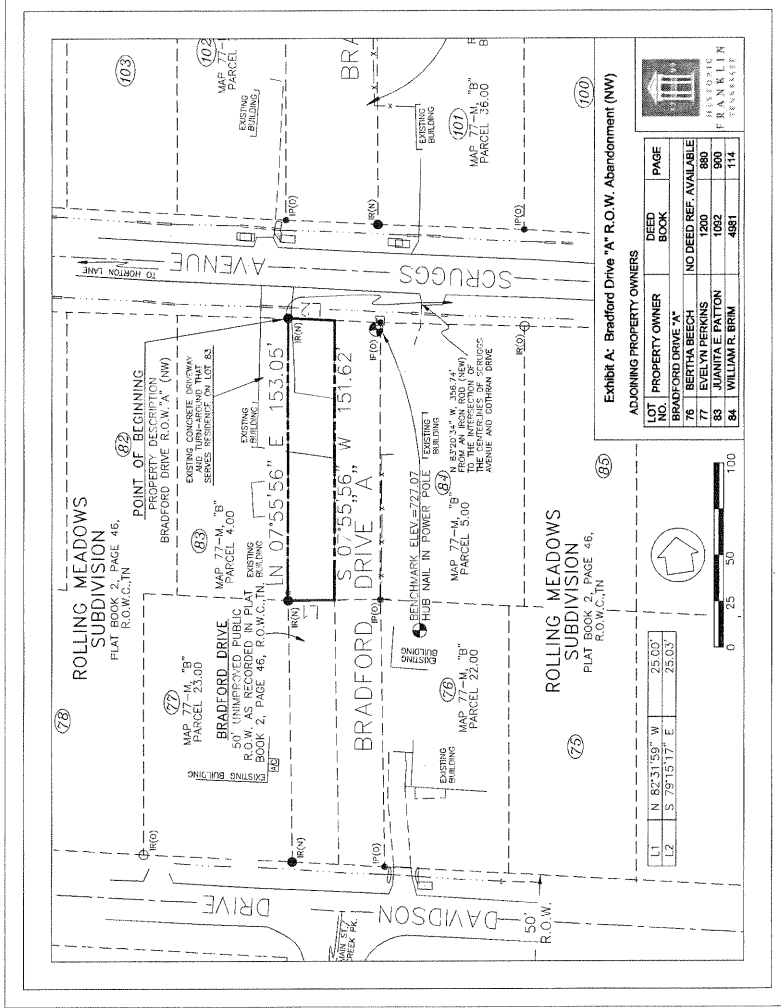
Beginning at an iron rod (new) with a cap stamped Ragan-Smith Associates, Inc. (RSA), said iron rod being the northwest corner of the herein described tract, the northeast corner of Lot 83, in the western right-of-way of Bradford Drive and the southern right-of-way of Scruggs Avenue, and being North 83 Degrees 20 Minutes 34 Seconds West, 356.74 Feet from the centerline intersection of Scruggs Avenue and Cothran Drive;

Thence, with the southern right-of-way of Scruggs Drive, South 79 Degrees 15 Minutes 17 Seconds West, 25.03 Feet to a point, said point being the midpoint along this bearing between Lots 83 and 84 and being located in the southern right-of-way of Scruggs Avenue;

Thence, leaving the southern right-of-way of Scruggs Avenue, South 07 Degrees 55 Minutes 56 Seconds West, 151.62 Feet to a point, said point being the midpoint along this bearing between Lots 83 and 84;

Thence, North 82 Degrees 31 Minutes 59 Seconds West, 25.00 Feet to an iron rod (new) with a cap stamped RSA, said rod being the southeast corner of Lot 83 and the northeast corner of Lot 77;

Thence with the eastern line of Lot 83, North 07 Degrees 55 Minutes 56 Seconds East, 153.05 Feet to the point of beginning and containing 3,808 square feet or 0.09 acres, more or less, as calculated by the above courses and distances as seen in Exhibit A and according to a survey dated April 30, 2010 by Kevin Birdwell, RLS No. 1797, whose address is Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206.



Property Description – Bradford Drive "A" SW:

Being a certain tract of land lying in the fifth civil district of Williamson County, Franklin, Tennessee. Said tract being a portion of Bradford Drive, bounded on the west by Lot 77, on the south by Davidson Drive and on the east and north by Bradford Drive right-of-way, as shown on the final plat entitled "Rolling Meadows" of record in Plat Book 2, Page 46, Register's Office for Williamson County, Tennessee (R.O.W.C.T.), and being more particularly described by metes and bounds as follows:

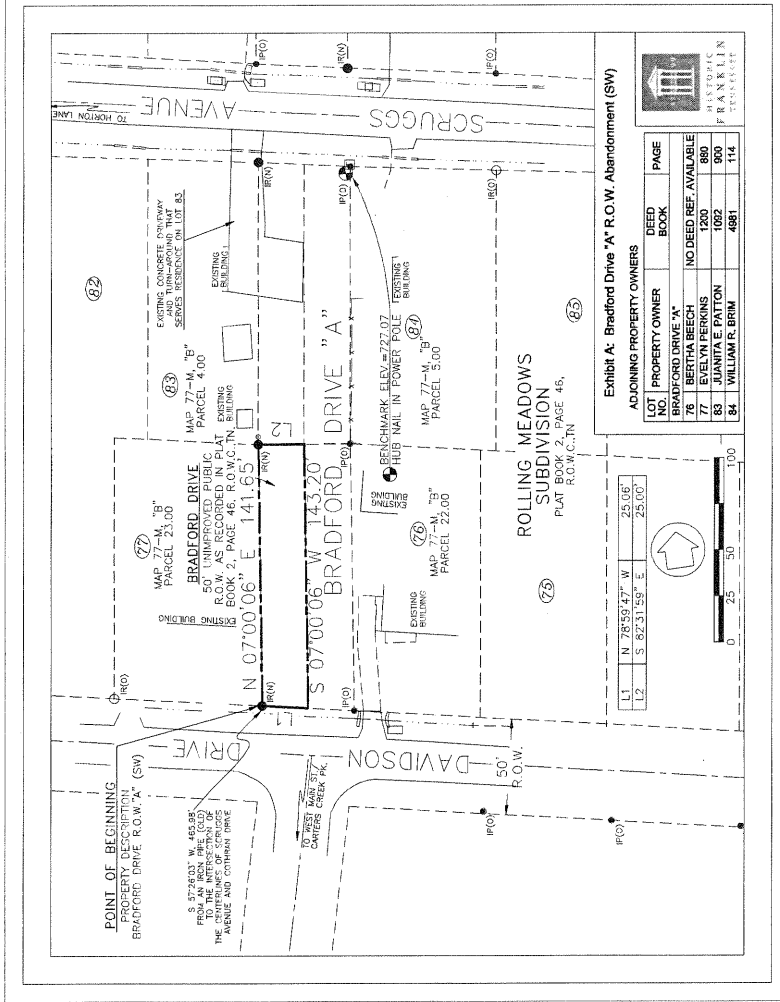
Beginning at an iron rod (new) with a cap stamped Ragan-Smith Associates (RSA), said rod being the southwest corner of the herein described tract, the southeast corner of Lot 77, in the western right-of-way of Bradford Drive and the northern right-of-way of Davidson Drive, and being South 57 Degrees 26 Minutes 03 Seconds West, 465.98 Feet from the centerline intersection of Scruggs Avenue and Cothran Drive;

Thence, with the east lot line of Lot 77, North 07 Degrees 00 Minutes 06 Seconds East, 141.65 Feet to an iron rod (new) with a cap stamped RSA, said rod being located at the northeast corner of Lot 77;

Thence, leaving the eastern line of Lot 77, South 82 Degrees 31 Minutes 59 Seconds East, 25.00 Feet to a point, said point being the midpoint along this bearing between Lots 77 and 76;

Thence, South 07 Degrees 00 Minutes 06 Seconds West, 143.20 Feet to a point, said point being the midpoint between Lots 77 and 76 along the northern right-of-way of Davidson Drive;

Thence with the northern right-of-way of Davidson Drive, North 78 Degrees 59 Minutes 47 Seconds West, 25.06 Feet to the point of beginning and containing 3,561 square feet or 0.08 acres, more or less, as calculated by the above courses and distances as seen in Exhibit A and according to a survey dated April 30, 2010 by Kevin Birdwell, RLS No. 1797, whose address is Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206.



Property Description – Bradford Drive "A" SE:

Being a certain tract of land lying in the fifth civil district of Williamson County, Franklin, Tennessee. Said tract being a portion of Bradford Drive, bounded on the west and north by Bradford right-of-way, on the south by Davidson Drive and on the east by Lot 76, as shown on the final plat entitled "Rolling Meadows" of record in Plat Book 2, Page 46, Register's Office for Williamson County, Tennessee (R.O.W.C.T.), and being more particularly described by metes and bounds as follows:

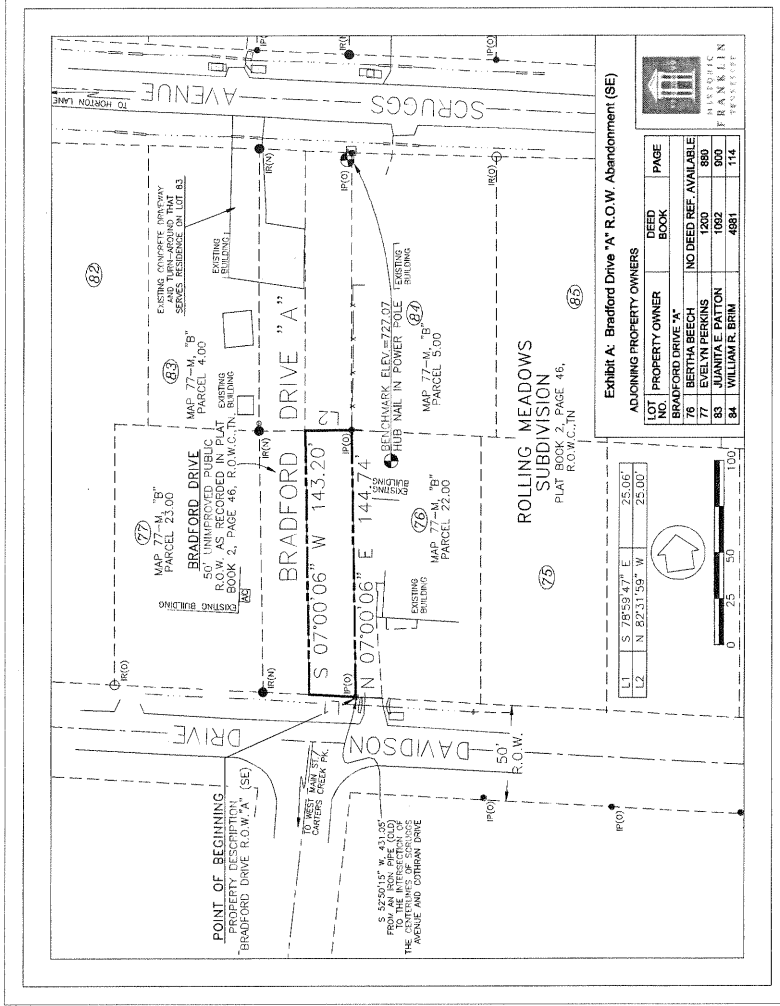
Beginning at an iron pipe (old), said pipe being the southeast corner of the herein described tract, the southwest corner of Lot 76, in the eastern right-of-way of Bradford Drive and the northern right-of-way of Davidson Drive, and being South 52 Degrees 50 Minutes 15 Seconds West, 431.05 Feet from the centerline intersection of Scruggs Avenue and Cothran Drive;

Thence, with the western line of Lot 76, North 07 Degrees 00 Minutes 06 Seconds East, 144.74 Feet to an iron pipe (old), said pipe being located at the northwest corner of Lot 76 and the southwest corner of Lot 84;

Thence, leaving the west line of Lot 76, North 82 Degrees 31 Minutes 59 Seconds West, 25.00 Feet to a point, said point being the midpoint along this bearing between Lots 77 and 76;

Thence, South 07 Degrees 06 Minutes 06 Seconds West, 143.20 Feet to a point, said point being the midpoint between Lots 77 and 76 along the northern right-of-way of Davidson Drive;

Thence with the northern right-of-way of Davidson Drive, South 78 Degrees 59 Minutes 47 Seconds East, 25.06 Feet to the point of beginning and containing 3,597 square feet or 0.08 acres, more or less, as calculated by the above courses and distances as seen in Exhibit A and according to a survey dated April 30, 2010 by Kevin Birdwell, RLS No. 1797, whose address is Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206.



Property Description – Bradford Drive "B" NE:

Being a certain tract of land lying in the fifth civil district of Williamson County, Franklin, Tennessee. Said tract being a portion of Bradford Drive, bounded on the west and south by Bradford Drive right-of-way, on the east by Lot 110, and on the north by Hardison Avenue, as shown on the final plat entitled "Rolling Meadows" of record in Plat Book 2, Page 46, Register's Office for Williamson County, Tennessee (R.O.W.C.T.), and being more particularly described by metes and bounds as follows:

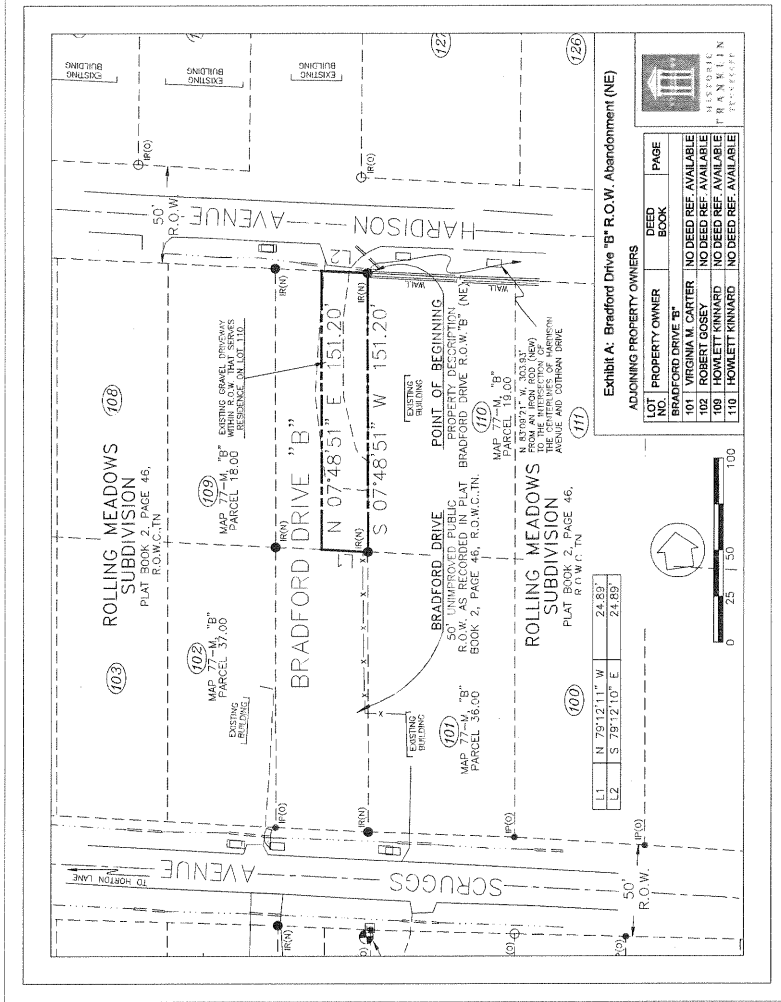
Beginning at an iron rod (new) with a cap stamped Ragan-Smith Associates, Inc. (RSA), said iron rod being the northeast corner of the herein described tract, the northwest corner of Lot 110, in the eastern right-of-way of Bradford Drive and the southern right-of-way of Hardison Avenue, and being North 83 Degrees 09 Minutes 21 Seconds West, 303.93 Feet from the centerline intersection of Hardison Avenue and Cothran Drive;

Thence, with the eastern right-of-way of Bradford Drive and with the west line of Lot 110, South 07 Degrees 48 Minutes 51 Seconds West, 151.20 Feet to an iron rod (new) with a cap stamped RSA, said rod being the southwest corner of Lot 110 and the northwest corner of Lot 101;

Thence, leaving the west line of Lot 110, North 79 Degrees 12 Minutes 11 Seconds West, 24.89 Feet to a point, said point being the midpoint between Lots 109 and 110 along this bearing;

Thence, North 07 Degrees 48 Minutes 51 Seconds East, 151.20 Feet to a point, said point being the midpoint between Lots 109 and 110 along the southern right-of-way of Hardison Avenue;

Thence, with the southern right-of-way of Hardison Avenue, South 79 Degrees 12 Minutes 10 Seconds East, 24.89 Feet to the point of beginning and containing 3.759 square feet or 0.09 acres, more or less, as calculated by the above courses and distances as seen in Exhibit A and according to a survey dated April 30, 2010 by Kevin Birdwell, RLS No. 1797, whose address is Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206.



Property Description – Bradford Drive "B" NW:

Being a certain tract of land lying in the fifth civil district of Williamson County, Franklin, Tennessee. Said tract being a portion of Bradford Drive, bounded on the east and south by Bradford Drive right-of-way, on the west by Lot 109, and on the north by Harrison Avenue, as shown on the final plat entitled "Rolling Meadows" of record in Plat Book 2, Page 46, Register's Office for Williamson County, Tennessee (R.O.W.C.T.), and being more particularly described by metes and bounds as follows:

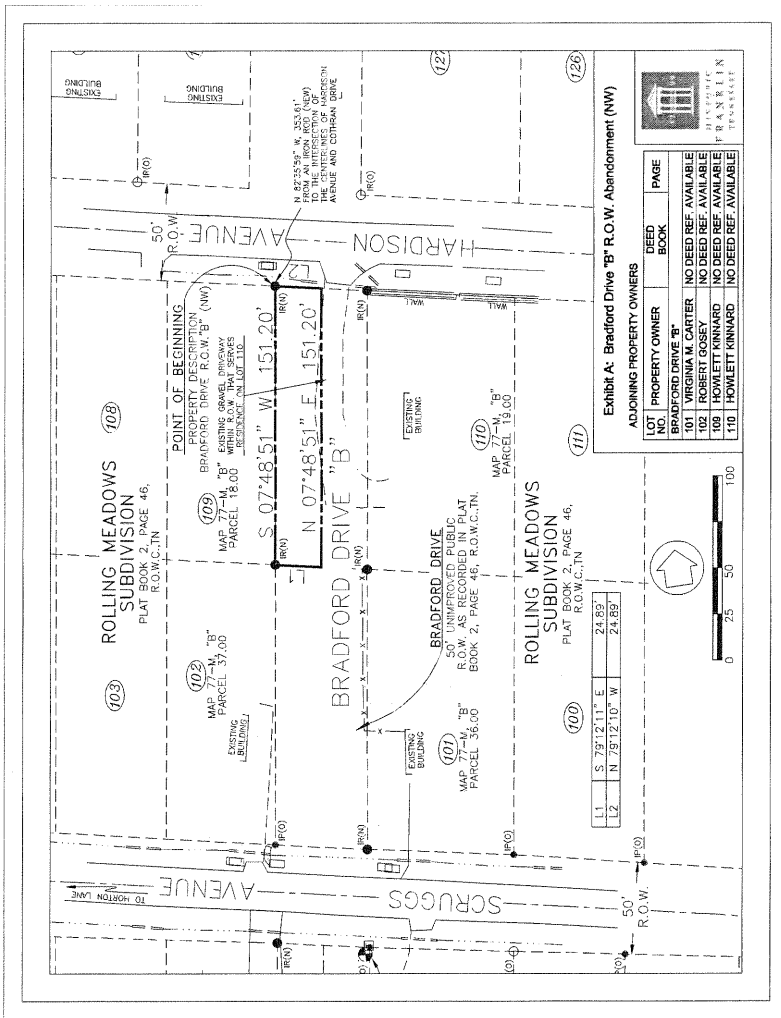
Beginning at an iron rod (new) with a cap stamped Ragan-Smith Associates, Inc. (RSA), said iron rod being the northwest corner of the herein described tract, the northeast corner of Lot 109, in the western right-of-way of Bradford Drive and the southern right-of-way of Harrison Avenue, and being North 82 Degrees 35 Minutes 59 Seconds West, 353.61 Feet from the centerline intersection of Harrison Avenue and Cothran Drive;

Thence, with the eastern line of Lot 109, South 07 Degrees 48 Minutes 51 Seconds West, 151.20 Feet to an iron rod (new) with a cap stamped RSA, said rod being the southeast corner of Lot 109 and the northeast corner of Lot 102;

Thence, leaving the eastern line of Lot 109, South 79 Degrees 12 Minutes 11 Seconds East, 24.89 Feet to a point, said point being the midpoint between Lots 109 and 110 along this bearing;

Thence, North 07 Degrees 48 Minutes 51 Seconds East, 151.20 Feet to a point, said point being the midpoint between Lots 109 and 110 along the southern right-of-way of Harrison Avenue;

Thence, with the southern right-of-way of Harrison Avenue, North 79 Degrees 12 Minutes 10 Seconds West, 24.89 Feet to the point of beginning and containing 3,759 square feet or 0.09 acres, more or less, as calculated by the above courses and distances as seen in Exhibit A and according to a survey dated April 30, 2010 by Kevin Birdwell, RLS No. 1797, whose address is Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206.



Property Description – Bradford Drive “B” S:

Being a certain tract of land lying in the fifth civil district of Williamson County, Franklin, Tennessee. Said tract being a portion of Bradford Drive, bounded on the east by Lot 101, on the south by Scruggs Avenue, on the west by Lot 102 and on the north by Bradford Drive right-of-way, as shown on the final plat entitled “Rolling Meadows” of record in Plat Book 2, Page 46, Register’s Office for Williamson County, Tennessee (R.O.W.C.T.), and being more particularly described by metes and bounds as follows:

Beginning at an iron rod (new) with a cap stamped Ragan-Smith Associates, Inc. (RSA), said iron rod being the northeast corner of the herein described tract, the northwest corner of Lot 101, the southwest corner of Lot 110, in the eastern right-of-way of Bradford Drive, and being South 70 Degrees 35 Minutes 18 Seconds West, 341.75 Feet from the centerline intersection of Hardison Avenue and Cothran Drive; Thence, with the eastern right-of-way of Bradford Drive and with the west line of Lot 101, South 07 Degrees 48 Minutes 51 Seconds West, 151.75 Feet to an iron rod (new) with a cap stamped RSA, said rod being located in the northern right-of-way of Scruggs Avenue and being the southwest corner of Lot 101;

Thence, with the northern right-of-way of Scruggs Avenue, North 79 Degrees 15 Minutes 17 Seconds West, 49.78 Feet to an iron pipe (old), said iron pipe being located in the western right-of-way of Bradford Drive and being the southeast corner of Lot 102;

Thence, leaving the northern right-of-way of Scruggs Avenue and with the eastern line of Lot 102, North 07 Degrees 48 Minutes 51 Seconds East, 151.79 Feet to an iron rod (new) with a cap stamped RSA, said rod being the northeast corner of Lot 102 and the southeast corner of Lot 109;

Thence, leaving the east line of Lot 102, South 79 Degrees 12 Minutes 11 Seconds East, 49.78 Feet to the point of beginning and containing 7.545 square feet or 0.17 acres, more or less, as calculated by the above courses and distances as seen in Exhibit A and according to a survey dated April 30, 2010 by Kevin Birdwell, RLS No. 1797, whose address is Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206.

