



ITEM #29
BOMA
11/08/2011

MEMORANDUM

October 6, 2011

TO: Board of Mayor and Alderman

FROM: Paul P. Holzen, P.E., Engineering Supervisor
Eric J. Gardner, P.E., Director of Engineering
David Parker, P.E., CIP Executive
Eric Stuckey, City Administrator

SUBJECT: Consideration of Property Acquisition/Right-of-Way Abandonment Per the Agreement with Alan D. Revelette and Candace Revelette for the Nichol Mill Lane Project

Purpose

The purpose of this memo is to finalize the Right-of-Way agreement with Alan D. Revelette and Candace Revelette for the conveyance of land as part of the Nichol Mill Lane Project.

Background

On December 12, 2011, the City of Franklin entered into an agreement for the conveyance of land for the Nichol Mill Lane project with Alan D. Revelette and Candace Revelette. As part of this agreement, the City of Franklin is required to dedicate a portion of the old Nichol Mill Lane right-of-way for the new proposed Nichol Mill right-of-way. The land exchange was to be "completed as soon as practicable" and "after the completion of all construction deemed necessary". Phase I construction of Nichol Mill Lane will be substantially complete by October 12, 2011.

Financial Impact and Recommendation

No financial impact.

Recommendation

Approval of the property acquisition/right-of-way abandonment per the agreement is recommended.

GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO RECONSTRUCT LOT 810 AND TO LEGALIZE RECORDS AND TO DESIGNATE THE FUTURE RIGHT-OF-WAY FOR NICHOL MILL LANE.
- EXISTING RECORDS: PLANNING DEPARTMENT MEASUREMENTS & DEVELOPMENT STANDARDS, CONVENTIONS.
- HANDBOOK REQUIREMENTS: 30 FEET. NEAR YARDS. 30 FEET. NEAR YARDS.
- SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCELS 117.24 AND 117.31 ON WILLIAMSON COUNTY TAX MAP NO. 53.
- OWNER'S ADDRESS: 2817 BRANWOOD DRIVE [37].
- THE DEVELOPER HEREBY CERTIFIES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
- OWNER/SUBDIVIDER: LOT 810-A. ATHENA COOL SPRINGS HOSPITALITY, LLC. ADDRESS: 2817 BRANWOOD DRIVE, NASHVILLE, TENNESSEE 37214. CONTACT: JAMES TERRY (615) 479-0581.
- OWNER/SUBDIVIDER: LOT 810-B. ALAN D. REVELLETTE AND WIFE, CANDACE REVELLETTE. ADDRESS: 2817 BRANWOOD DRIVE, NASHVILLE, TENNESSEE 37214. CONTACT: ALAN REVELLETTE (615) 861-2918.
- SURVEYOR: JAMES TERRY & ASSOCIATES. ADDRESS: 2817 BRANWOOD DRIVE, NASHVILLE, TENNESSEE 37214. CONTACT: JAMES TERRY (615) 861-2918. EMAIL: JAMES@JAMESANDASSOCIATES.COM.
- ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- THIS SURVEY HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES, ABOVE GROUND AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISUAL INSPECTIONS AT THE SITE, PUBLIC RECORDS, AND/OR FROM RECORDS BY OTHERS. THIS SURVEY MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. OTHER UTILITIES OR UTILITIES LOCATED AT OTHER LOCATIONS DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED THEREON. ONE CALL 1-800-251-1113.
- THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS DETERMINED BY FEMA. FLOODPLAIN NUMBER: 0701-C, WHICH SHOWS AN ELEVATION DATE OF SEPTEMBER 29, 2008.
- THE RECORDING OF THIS PLAN, VOUCHERS AND SUPERVISED RECORDING OF THIS PLAN IS SHOWN ON THE FINAL PLAN OF GALLERIA COMMERCIAL COMPLEX SUBDIVISION, REVISION TWENTY-SEVEN, RESUBDIVISION OF LOT 810 AS SHOWN IN PLAT BOOK 53, PAGE 94.
- UNDERGROUND UTILITY NOTES: WITHIN NEW DEVELOPMENTS AND FOR SET-BACK LINES CONSIDERED AS A RESULT OF OR TO PROVIDE SERVICE TO THE NEW DEVELOPMENT, ALL UTILITIES INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.

LEGEND

- Iron Road (Found)-RO
- Iron Road (Set)-IR
- Sanitary Main
- Gas Meter
- Water Valve
- Water Meter
- Time Hydrant
- Utility Pole
- Gas Line
- Covered Utility Line
- Sanitary Sewer Line
- Water Line

TOTAL CURVE
 DELTA=09°39'13"
 R=99.01'
 L=16.68'
 T=8.38'
 N34°50'07"E
 CHD.=16.66'

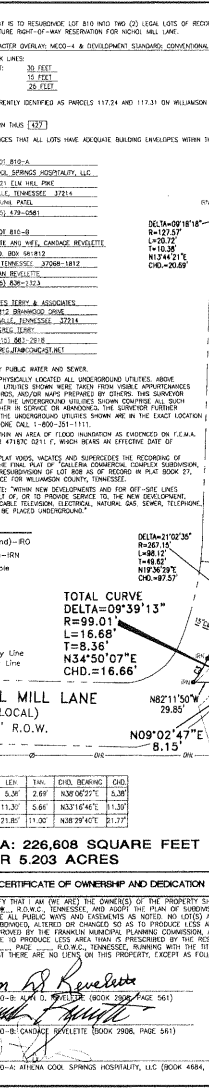
CURVE TABLE

| PI | PC | PVI | PT | END BEARING | CHD. |
|----------|----------|----------|----------|-------------|-------|
| 10+00.00 | 10+00.00 | 10+00.00 | 10+00.00 | N09°02'47"E | 8.15 |
| 10+00.00 | 10+00.00 | 10+00.00 | 10+00.00 | N08°18'55"E | 10.30 |
| 10+00.00 | 10+00.00 | 10+00.00 | 10+00.00 | N08°18'55"E | 10.30 |
| 10+00.00 | 10+00.00 | 10+00.00 | 10+00.00 | N08°18'55"E | 10.30 |

TOTAL AREA: 226,808 SQUARE FEET OR 5.203 ACRES

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK 488, PAGE 432. I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK 488, PAGE 432. I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK 488, PAGE 432.



DELTA=89°36'55"
 R=102.32'
 L=101.64'
 T=160.04'
 CHD.=144.22'
 N53°51'15"E

DELTA=20°57'44"
 R=291.34'
 L=106.59'
 T=53.90'
 N19°31'39"E
 CHD.=106.00'

DELTA=09°08'36"
 R=2025.37'
 L=111.12'
 T=55.57'
 N07°37'08"W
 CHD.=111.10'

DELTA=02°26'07"
 R=2024.77'
 L=86.00'
 T=43.04'
 N75°09'09"W
 CHD.=86.00'

DELTA=01°50'13"
 R=1970.80'
 L=83.32'
 T=31.68'
 N73°32'15"W
 CHD.=83.32'

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

James Terry 9/15/10

CERTIFICATE OF ACCURACY

I, (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON ACCURATELY REPRESENTS ALL OF THE MONUMENTS, BOUNDARIES AND INTERESTS PLACED TO RECORD AS SHOWN HEREON UNDER SUPERVISION ON THE 2ND DAY OF JUNE, 2010.

James Terry 9/15/10

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY:

- THE SEWER SYSTEMS DESIGNATED IN "RESUBDIVISION OF LOT 810, GALLERIA COMMERCIAL COMPLEX SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR;
- A PERFORMANCE BOND IN THE AMOUNT OF \$ 100,000 FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

REV. AS PER M.V.U.D. COMMENTS 9/13/10
 REV. AS PER PLANNING COMMENTS 8/4/10

Robert E. Coenraets 9/17/2010

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "RESUBDIVISION OF LOT 810, GALLERIA COMMERCIAL COMPLEX SUBDIVISION" HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE CODES. PERFORMANCE OF A SECURITY BOND IN THE AMOUNT OF \$ 100,000 HAS BEEN POSTED WITH MALLORY VALLEY UTILITY, TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

Wendy Coode 9/14/2010

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE 21st DAY OF AUGUST, 2010. THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

Catherine Lawes 9/23/10

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY THAT:

- THE STREETS AND DRAINAGE DESIGNATED IN "RESUBDIVISION OF LOT 810, GALLERIA COMMERCIAL COMPLEX SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR;
- A PERFORMANCE BOND IN THE AMOUNT OF \$ 100,000 FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

REV. AS PER M.V.U.D. COMMENTS 9/13/10
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Catherine Lawes 9/23/10

GALLERIA COMMERCIAL COMPLEX SUBDIVISION FINAL PLAT, REVISION 34 (RESUBDIVISION OF LOT 810)

EIGHTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN PROJECT - COF #2007

FINAL SUBDIVISION PLAT FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

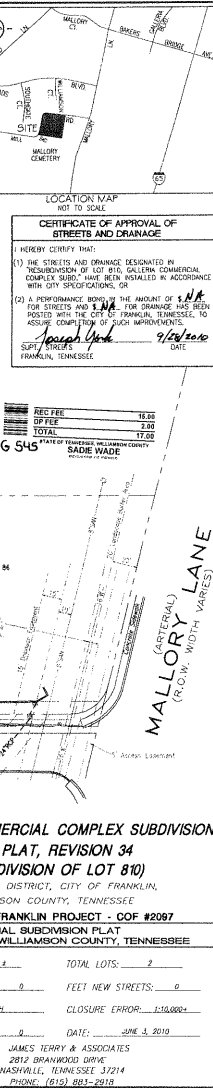
TOTAL ACRES: 5.203 ± TOTAL LOTS: 2

ACRES NEW STREETS: 0 FEET NEW STREETS: 0

CIVIL DISTRICT: 8TH CLOSURE ERROR: ±10,000±

MILES OF NEW ROAD: 0 DATE: JUNE 3, 2010

PREPARED BY: JAMES TERRY & ASSOCIATES 2817 BRANWOOD DRIVE NASHVILLE, TENNESSEE 37214 PHONE: (615) 861-2918



CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

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REV. AS PER M.V.U.D. COMMENTS 9/13/10
 REV. AS PER PLANNING COMMENTS 8/4/10

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Wendy Coode 9/14/2010

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Catherine Lawes 9/23/10

THIS INSTRUMENT WAS
PREPARED BY:
City of Franklin
109 Third Ave South
Franklin, TN 37064

QUIT CLAIM DEED

| | | |
|---|------------------|---------------------------------|
| Address New Owner(s) | Send Tax Bill To | Map Parcel # |
| City of Franklin P.O. Box 305 Franklin, TN 37064 | N/A | Map 53 Parcel 117.24 |

=====

KNOW ALL MEN BY THESE PRESENTS, that I/we **ALAN D REVELETTE and CANDACE REVELETTE**. ("**Grantor**") in consideration of the sum of One Dollar (\$1.00), the receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim unto, **THE CITY OF FRANKLIN, TENNESSEE** ("**Grantee**") all right, title and interest in a certain parcel of land situated in the 8th Civil District of Williamson County, Tennessee, being a portion of Parcel 117.24 Tax Map 53 and per the agreement for conveyance of land for Nichol Mill Lane as of record in book 4819, Page 386, Register's Office of Williamson County, Tennessee, and being more particularly described and shown on Exhibit A the Galleria Commercial Complex Subdivision Final Plat, Revision 34 Plat Book 53 Page 94, being 0.11 acres more or less.

TO HAVE AND TO HOLD, the granted premises, with all the rights, easements and appurtenances thereto belonging, to the said Grantee, its successors and assigns, to their own use and behoof forever.

IN WITNESS WHEREOF, we have set our hands on this the ____ day of October 20__.

GRANTOR:

Alan D Revelette

Candice Revelette

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)
)ss:
)

Personally appeared before me, **Alan D Revelette** and **Candice Revelette**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, after being first duly sworn, acknowledged themselves to be the _____ of _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission expires:

GRANTEE:
CITY OF FRANKLIN, TENNESSEE:

DR. KEN MOORE, Mayor

**ERIC S. STUCKEY, City Administrator/
Recorder**

STATE OF TENNESSEE)
)ss:
COUNTY OF WILLIAMSON)

Personally appeared before me, **Dr. Ken Moore** and **Eric S. Stuckey**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, after being first duly sworn, acknowledged themselves to be the City Administrator/Recorder and Mayor of the City of Franklin, Tennessee, respectively, and that as such City Administrator/Recorder and Mayor, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission expires:

THIS INSTRUMENT WAS
PREPARED BY:
City of Franklin
109 Third Ave South
Franklin, TN 37064

QUIT CLAIM DEED

| | | |
|---|---|--------------|
| Address New Owner(s) | Send Tax Bill To | Map Parcel # |
| City of Franklin P.O. Box 305 Franklin, TN 37064 | Alan D Revelette and Candace Revelette | N/A |

=====

KNOW ALL MEN BY THESE PRESENTS, that I/we **THE CITY OF FRANKLIN, TENNESSEE**. ("**Grantor**") in consideration of the sum of One Dollar (\$1.00), the receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim unto **ALAN D REVELETTE and CANDACE REVELETTE**, ("**Grantee**") all right, title and interest in a certain parcel of land situated in the 8th Civil District of Williamson County, Tennessee, being a portion of old Nichol Mill Lane ROW per the agreement for conveyance of land for Nichol Mill Lane as of record in book 4819, Page 386, Register's Office of Williamson County, Tennessee, and being more particularly described and shown on Exhibit A the Galleria Commercial Complex Subdivision Final Plat, Revision 34, Plat Book 53 Page 94, being 0.848 acres more or less.

TO HAVE AND TO HOLD, the granted premises, with all the rights, easements and appurtenances thereto belonging, to the said Grantee, its successors and assigns, to their own use and behoof forever.

IN WITNESS WHEREOF, we have set our hands on this the ____ day of October 20__.

**GRANTOR:
CITY OF FRANKLIN, TENNESSEE:**

DR. KEN MOORE, Mayor

**ERIC S. STUCKEY, City Administrator/
Recorder**

STATE OF TENNESSEE)
)ss:
COUNTY OF WILLIAMSON)

Personally appeared before me, **Dr. Ken Moore** and **Eric S. Stuckey**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, after being first duly sworn, acknowledged themselves to be the City Administrator/Recorder and Mayor of the City of Franklin, Tennessee, respectively, and that as such City Administrator/Recorder and Mayor, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission expires:

GRANTEE:
CITY OF FRANKLIN, TENNESSEE:

Alan D Revelette

Candice Revelette

STATE OF TENNESSEE)
)ss:
COUNTY OF WILLIAMSON)

Personally appeared before me, **Alan D Revelette** and **Candice Revelette**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, after being first duly sworn, acknowledged themselves to be the _____ of _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission expires:

09021708

Pick Up

| | |
|------------|----------|
| AGREEMENT | |
| 05/12/2009 | 10:37 AM |
| BATCH | 148957 |
| MIG TAX | 0.00 |
| TRN TAX | 0.00 |

AGREEMENT FOR CONVEYANCE OF LAND FOR NICHOL MILL LANE REALIGNMENT

This Agreement is entered into by and between Alan D. Revelette and Candace Revelette ("Owner") and the City of Franklin, Tennessee ("City"). Owner and City are sometimes collectively referred to herein as the "Parties."

WITNESSETH:

WHEREAS, Owner owns that certain tract of real property located in Williamson County, Tennessee and known as Lot 810, Galleria Commercial Complex Subdivision, Revision Twenty-Seven, Resubdivision of Lot 808, of record in Plat Book 27, page 68, Register's Office for Williamson County, Tennessee, and of record in Book 2909, page 561, said Register's office (the "Property"); and,

WHEREAS, the Property is currently bounded on the North and West by Nichol Mill Lane; and,

WHEREAS, the City plans to relocate Nichol Mill Lane so that it will, upon completion of the said relocation, run generally along the South border of the Property; and,

WHEREAS, in order to accomplish the proposed relocation of Nichol Mill Lane, the City requires that Owner convey a portion of the Property to the City and, as consideration for such conveyance, the City will abandon the portion of the existing right-of-way of Nichol Mill Lane bounding the Property on its North and West borders and convey the said abandoned right-of-way to Owner; and,

WHEREAS, the Parties now desire to enter into this Agreement to memorialize the understandings and agreements between them related to the conveyances herein described.

NOW, THEREFORE, for and inconsideration of the premises, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Owner and City hereby agree as follows:

1. The Recitals set forth above are incorporated herein by this reference.
2. As soon as may be practicable after the execution of this Agreement by the Parties, and approval of this Agreement by the Board of Mayor and Alderman, if required, Owner shall convey to City, by good and valid Right-Of-Way Deed, that certain portion of the Property shown on Exhibit A, a copy of which is attached hereto and incorporated herein by this reference as if fully set forth verbatim, which is located along the southerly border of the Property and contains approximately 4,815 square

| | |
|---------|-------|
| REC FEE | 35.00 |
| DP FEE | 2.00 |
| REG FEE | 0.00 |
| TOTAL | 37.00 |

feet, or 0.111 acres, more or less, of land for use by the City as right-of-way for the relocation of a portion of Nichol Mill Lane and a permanent drainage easement. Additionally, Owner shall convey to City a Temporary Construction Easement for use by the City during construction of the relocated portion of Nichol Mill Lane, the said Temporary Construction Easement being of size and location as shown on Exhibit A. The said Right-Of-Way Deed shall be in a form reasonably acceptable to City, Owner, and Owner's attorney.


3. As soon as may be practicable after the completion of all construction deemed necessary or desirable by the City for the construction of the portion of Nichol Mill Lane which will be relocated along the southern boundary of the Property, but in no event any later than thirty (30) days after completion, the City shall abandon the portion of the right-of-way bounding the Property on its northern and western borders, remove all paving, crushed stone base, and all other parts of the abandoned roadway. A sketch showing the portion of Nichol Mill Lane right-of-way which will be abandoned by City and conveyed to Owner is marked Exhibit B and attached hereto and incorporated herein by this reference as if fully set forth verbatim. The said Deed shall be in a form reasonably acceptable to City, Owner, and Owner's attorney.
4. The City shall provide one curb-cut and thirty (30) feet business entrance for access from the relocated Nichol Mill Lane to the Property, which curb-cut and business entrance shall be located at Station 11+94.68, left of centerline, as is more particularly shown on Exhibit A.
5. The City acknowledges that: (a) Owner has been presented an offer to purchase approximately 3.261 acres, more or less, of the Property upon which the proposed purchaser intends to construct a full service hotel; and, (b) if the purchase and sale of the parcel is consummated, Owner will be left with a parcel of land that is of insufficient size to be used by Owner for its highest and best use; and, (c) if the Nichol Mill Lane right-of-way to be abandoned along the North boundary of the Property is included in the parcel proposed to be sold by Owner, the remaining parcel retained by Owner after such sale will be of sufficient size to permit its highest and best use by Owner; and, (d) upon the City's abandonment of the existing Nichol Mill Lane right-of-way bounding the Property on the north, a portion of the abandoned right-of-way will be conveyed by Owner to the proposed purchaser. Therefore, City agrees to use the area contained in the portion of the Nichol Mill Lane right-of-way to be abandoned which is adjacent to the northern boundary of the Property in all Planning, Zoning, Codes, and other required site calculations related to the development and construction which may be proposed for the Property, or any parcel thereof in the event the proposed purchase and sale is consummated. A sketch showing the parcel of the Property which the proposed purchaser desires to purchase and Owner desires to sell, including the abandoned Nichol Mill Lane right-of-way, is marked Exhibit C and attached hereto and incorporated herein by this reference as if fully set forth verbatim.

6. The City agrees that the Owner, the heirs, successors, and assigns may draft a site plan showing growth in the City's current right-of-way, which is to be abandoned at some point in the future.
7. The Owner, the heirs, successors and assigns agree that infrastructure shown on the site plan which is within the City's current right-of-way will not be built until the right-of-way has been abandoned by the City.
8. The City acknowledges that this Agreement will be relied upon by Owner, Owner's proposed purchaser, and lender for Owner's proposed purchaser, and that all or some of the benefit conferred on Owner by City in this Agreement will be assigned to, or otherwise inure to the benefit of, Owner's proposed purchaser.
9. This Agreement, or any portion thereof, may be assigned by Owner without the consent of City. This Contract is binding upon the heirs, successors, and assigns of the respective parties, and constitutes the entire agreement between the parties. Where the circumstances require, the singular shall refer to the plural and the plural to the singular, and the use of one gender shall be applicable to all genders. This instrument is severable such that the invalidity or unenforceability of any provision hereof shall not affect the validity or enforceability of the remaining provisions. Time is of the essence in this Agreement and all its parts.

IN WITNESS WHEREOF the Parties have executed this Agreement on the date or dates set forth below. This Agreement shall be effective as of the last date set forth below.


OWNER:

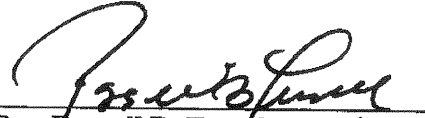
CITY:


Alan D. Revelette 12-11-08

City of Franklin, Tennessee


Candace Revelette 12-11-08


By: John C. Schroer 12-9-08
Its: Mayor


By: Russell B. Truell 12-9-08
Its: Interim City Administrator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Alen D. Revelette, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of December, 2008.

My commission expires: 4/12/10

Krissy McNeely
Notary Public



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Candace Revelette, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of December, 2008.

My commission expires: 4/12/10

Krissy McNeely
Notary Public



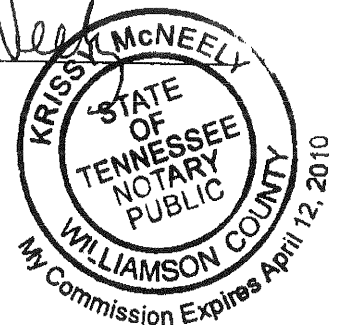
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, John C. Shore, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, proved himself to be the Mayor of City of Franklin, State of Tennessee, and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of ~~July~~ ^{December}, 2008.

My commission expires: 4/12/10

Krissy McNeely
Notary Public



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

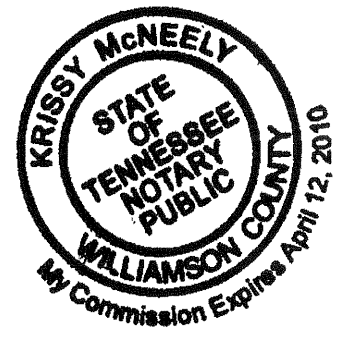
Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Russell B. Truell, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, proved himself to be the Interim City Administrator of City of Franklin, State of Tennessee, and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of ^{December} ~~July~~, 2008.

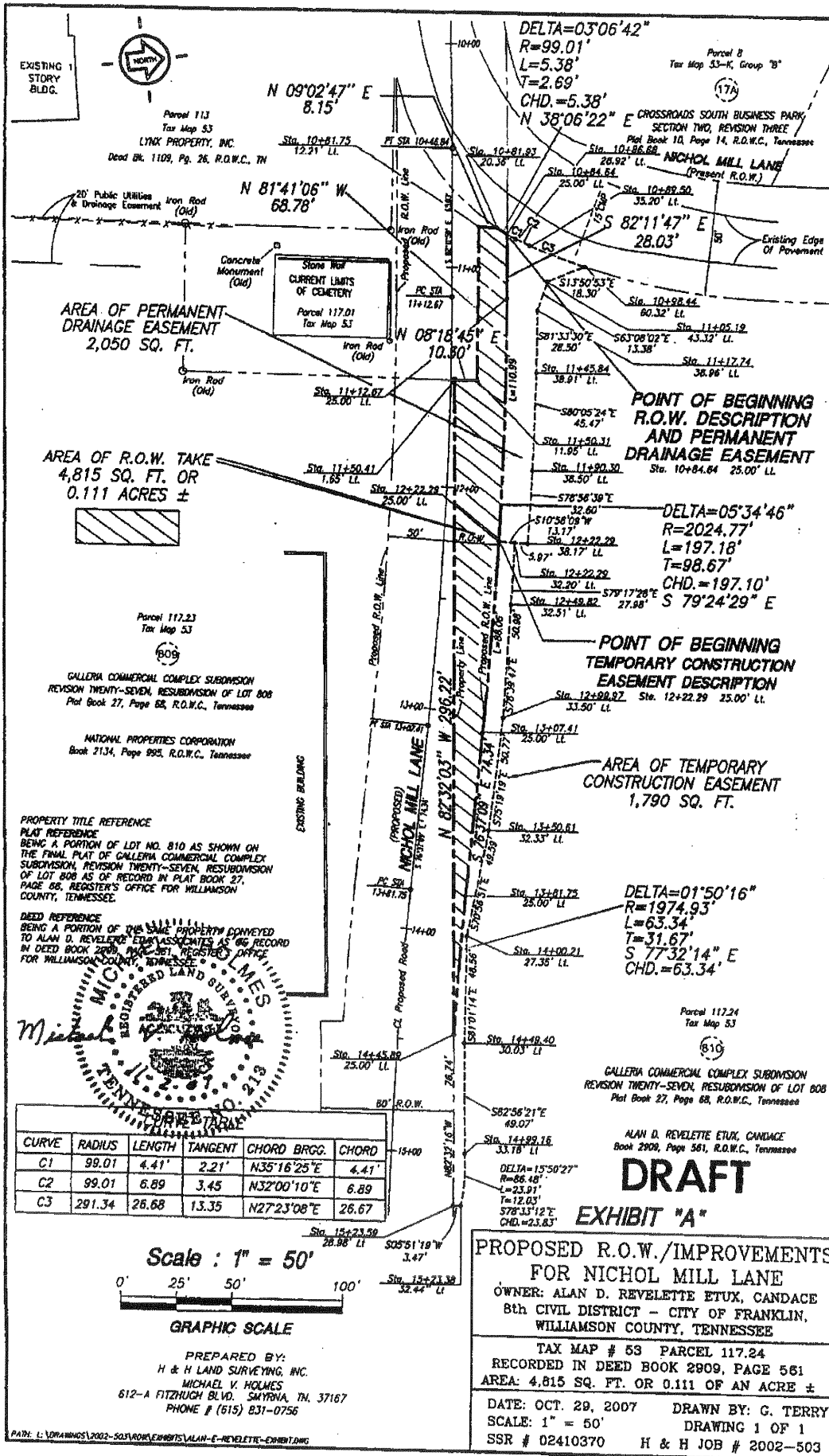
My commission expires: 4/12/10

Krissy McNeely
Notary Public

This document prepared by
SIDWELL, BARRETT & WELCH, P.C.
121 First Avenue, South, Suite 200
Franklin, TN 37064



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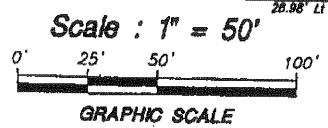


PROPERTY TITLE REFERENCE
PLAT REFERENCE
 BEING A PORTION OF LOT NO. 810 AS SHOWN ON THE FINAL PLAT OF GALLERIA COMMERCIAL COMPLEX SUBDIVISION, REVISION TWENTY-SEVEN, RESUBDIVISION OF LOT 808 AS OF RECORD IN PLAT BOOK 27, PAGE 68, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

DEED REFERENCE
 BEING A PORTION OF THE SAME PROPERTY CONVEYED TO ALAN D. REVELETTE ETUX ASSOCIATES AS OF RECORD IN DEED BOOK 2909, PAGE 561, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.



| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BRGC. | CHORD |
|-------|--------|--------|---------|-------------|-------|-------|
| C1 | 99.01 | 4.41 | 2.21 | N35°16'25"E | 4.41 | |
| C2 | 99.01 | 6.89 | 3.45 | N32°00'10"E | 6.89 | |
| C3 | 291.34 | 26.68 | 13.35 | N27°23'08"E | 26.67 | |



PREPARED BY:
 H & H LAND SURVEYING, INC.
 MICHAEL V. HOLMES
 612-A FITZHUUGH BLVD. SMYRNA, TN, 37167
 PHONE # (615) 831-0756

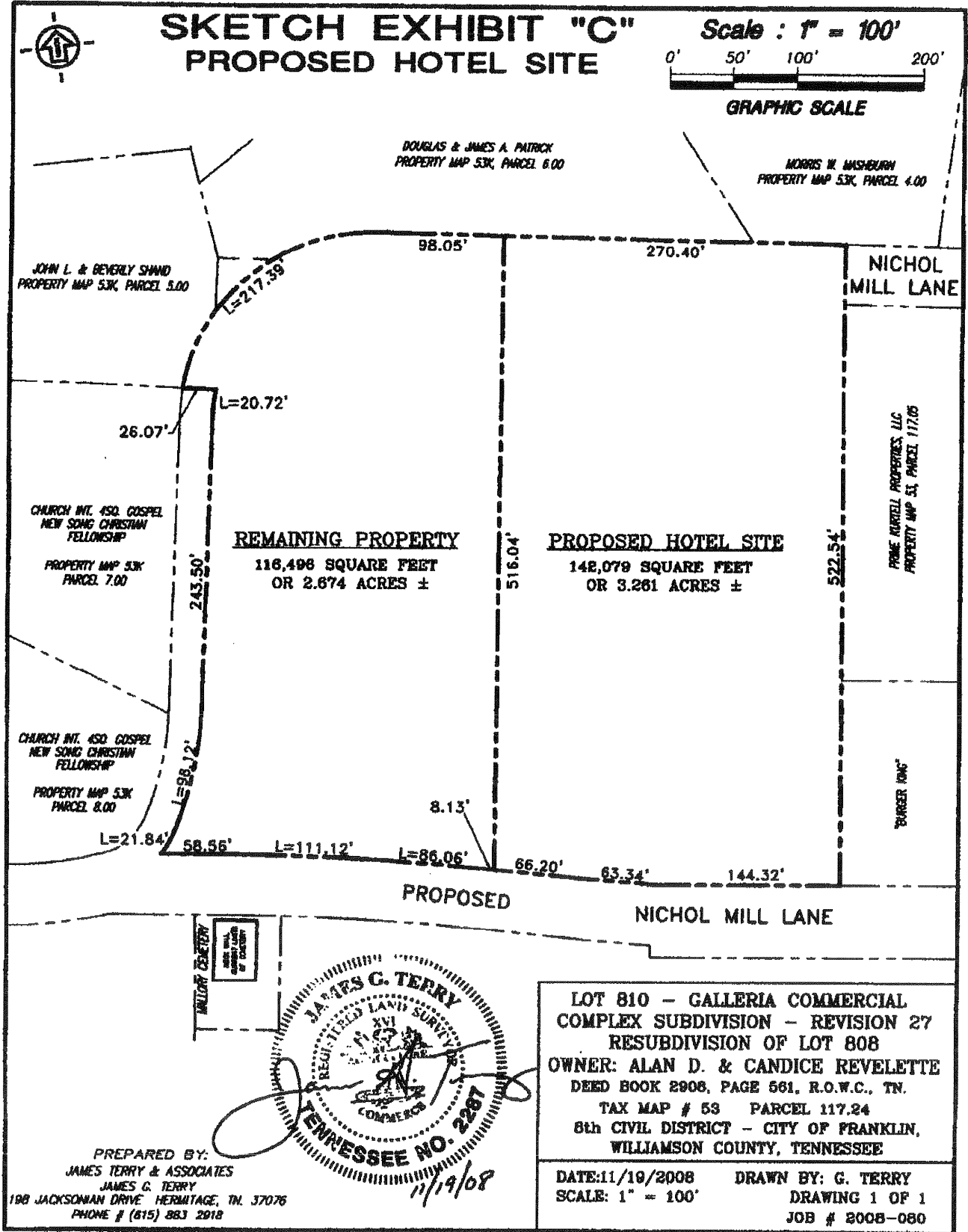
PAR. L:\VORANING\2002-503\WORK\6152210121\ALAN-D-REVELETTE-EXHIBIT.DWG

PROPOSED R.O.W./IMPROVEMENTS FOR NICHOL MILL LANE
 OWNER: ALAN D. REVELETTE ETUX, CANDACE
 8th CIVIL DISTRICT - CITY OF FRANKLIN,
 WILLIAMSON COUNTY, TENNESSEE

TAX MAP # 53 PARCEL 117.24
 RECORDED IN DEED BOOK 2909, PAGE 561
 AREA: 4,815 SQ. FT. OR 0.111 OF AN ACRE ±

DATE: OCT. 29, 2007 DRAWN BY: G. TERRY
 SCALE: 1" = 50' DRAWING 1 OF 1
 SSR # 02410370 H & H JOB # 2002-503

DRAFT
EXHIBIT "A"



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