BOOK 9848 PG 46

QUITCLAIM DEED

FROM: Eva Richardson, Harry Johnson, Alan Johnson, Harry Johnson and Alan Johnson, as Co-Trustees of the Mark Johnson Trust, and Belinda Belle Johnson, as Successor Trustee of the Belinda Belle Johnson Trust

This instrument was prepared by:
W. Fred Williams
Farris, Warfield & Kanaday
Suite 1900
Third National Financial Center
424 Church Street
Nashville, Tennessee 37219

TO: Johnson/Richardson, LLC

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Johnson/Richardson, LLC c/o A. H. Johnson Management Company, LLC 302 Adams Lane Mt. Juliet, TN 37122	SAME	75-9-265, 75-9-160, 75-13-227, 75-9-259, 75-13-214, 75-9-262

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is Zero Dollars ($-0-).

Affiant

Sworn to and subscribed before me, this 5th day of October, 1995.

Notary Public

My Commission Expires: 3/22/97

FOR AND IN CONSIDERATION OF the sum of Zero Dollars ($-0-), the receipt and sufficiency of which are hereby acknowledged, Eva Richardson, Harry Johnson, Alan Johnson, Harry Johnson and Alan Johnson as Co-Trustees of the Mark Johnson Trust, and Belinda Belle Johnson, as Successor Trustee of the Belinda Belle Johnson Trust (collectively, the "Grantors") do quitclaim unto Johnson/Richardson, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of Grantors' rights, title and interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (collectively, the "Property").

Tract One is unimproved property and is known as follows:

Map/Parcel 75-9-265 - Old Hickory Boulevard, Hermitage, Tennessee.

Map/Parcel 75-9-160 - 4814 Old Hickory Boulevard, Hermitage, Tennessee.

Tract Two is improved property and is known as 3930 Lebanon Road, Hermitage, Tennessee.

Tract Three is improved property and is known as 4821 Old Hickory Boulevard, Hermitage, Tennessee.

Tract Four is unimproved property and is located on Bonnaford Drive in Hermitage, Tennessee.

Tract Five is unimproved property and is located on Old Hickory Boulevard in Hermitage, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness our hands this 5th day of October, 1995.

EVA RICHARDSON

HARRY JOHNSON

ALAN JOHNSON

HARRY JOHNSON, as Co-Trustee of the Mark Johnson Trust

ALAN JOHNSON, as Co-Trustee of the Mark Johnson Trust

BELINDA BELLE JOHNSON, Successor Trustee of the Belinda Belle Johnson Trust

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Cathy H. Pruitt, a Notary Public of said County and State, ~~EVA J.~~ RICHARDSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 5th day of October, 1995.

Cathy H. Pruitt
Notary Public

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Cathy H. Pruitt, a Notary Public of said County and State, ~~WM.~~ HARRY JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 5th day of October, 1995.

Cathy H. Pruitt
Notary Public

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Cathy H. Pruitt, a Notary Public of said County and State, ~~ALAN~~ JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 5th day of October, 1995.

Cathy H. Pruitt
Notary Public

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Cathy H. Pruitt, a Notary Public of said County and State, HARRY JOHNSON, AS CO-TRUSTEE OF THE MARK JOHNSON TRUST, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Co-Trustee, executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 5th day of October, 1995.

Cathy H. Pruitt
Notary Public

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Cathy H. Pruitt, a Notary Public of said County and State, ALAN JOHNSON, AS CO-TRUSTEE OF THE MARK JOHNSON TRUST, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Co-Trustee, executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 5th day of October, 1995.

Cathy H. Pruitt
Notary Public

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Connie L. Edwards, a Notary Public of said County and State, BELINDA BELLE JOHNSON, SUCCESSOR TRUSTEE OF THE BELINDA BELLE JOHNSON TRUST, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, as Successor Trustee, executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 31st day of October, 1995.

Connie L. Edwards
Notary Public

My Commission Expires: 1/25/97

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being more particularly described as follows:

TRACT ONE:

75-9-265 and 75-9-160

Beginning at a post in the westerly margin of the Tennessee Central Railway right-of-way, said post being 758.56 feet northerly from the center line of Lebanon Turnpike and the intersection of said Lebanon Turnpike and the Tennessee Central Railway Company's right-of-way; thence with said Tennessee Central right-of-way, S. 16° 17' 30" E. 672.99 feet to a point; thence 127.29 feet Delta = 2° 01' 31.22" on radius 3765.89 feet to a point; thence S. 73° 18' W. 60 feet to a point in the easterly margin of Old Hickory Boulevard; thence N. 16° 42' W. 768.72 feet with the said easterly margin of said Old Hickory Boulevard to a post; thence N. 73° 51' 19" E. 160.6 feet to the point of beginning, containing approximately 2.75 acres more or less.

Also described in the above description is what is now known as Lot 1 on the Johnson-Richardson Property of record in Book 4060, page 183, said Register's Office.

Being part of the same property conveyed to H. H. Richardson, A. H. Johnson, and Southern Trust Company of Nashville, Inc. by deed from Miller Kimbrough, Trustee of record in Book 2964, page 181, Register's Office for Davidson County, Tennessee. By Quitclaim Deed in Book 3104, page 335, said Register's Office, Southern Trust Company of Nashville, Inc. conveyed its interest to H. H. Richardson and A. H. Johnson. The said H. H. Richardson has since died and by the Will of Harry H. Richardson of record in Will Book 101, page 393, Probate Court Clerk's Office of Davidson County, Tennessee, all real property is devised to Eva Richardson. The said A. H. Johnson has since died and by the Will of Aubrey H. Johnson in Will Book KK, page 325, Probate Court Clerk's Office of Wilson County, Tennessee, A. H. Johnson devised the property to Malvin Fuller Johnson. Malvin Fuller Johnson has since died and by her Will in Will Book QQ, page 104, Probate County Clerk's Office of Wilson County, Tennessee, subject property was devised in equal shares to Harry Johnson, Alan Johnson, Harry Johnson and Alan Johnson as co-trustees for Mark Johnson, and Harry Johnson and Alan Johnson as co-trustees for Belinda Belle Johnson. By Order of the General Sessions Court of Wilson County, Tennessee, Probate Division, dated February 2, 1995, of record in Book 50, page 391, Harry Johnson and Alan Johnson resigned as co-trustees of the Belinda Belle Johnson Trust, and the said Belinda Belle Johnson was appointed successor Trustee of the Belinda Belle Johnson Trust.

TRACT TWO:

75-13-227

Beginning at a spike and a cap in the westerly right-of-way of Lebanon Road, 35 feet northwesterly from the centerline; being the southeast corner of the original Hermitage Hills Shopping Center tract, being also a point on a curve having a radius of approximately 2,830 feet; thence in a southwesterly direction with said curve an arc distance of 62.74 feet to a point; thence with the line of the remaining area of the shopping center tract: North 58 degrees and 21 minutes West 292.7 feet to a point; North 31 degrees and 39 minutes East 62.73 feet to a point; South 58 degrees and 21 minutes East, running also with the southerly line of the original Hermitage Hill Shopping Center tract, 292.0 feet to the beginning, containing 0.421 acres more or less.

Being the same property conveyed to H. H. Richardson and A. H. Johnson by warranty deed of record in Book 4181, page 979, Register's Office for Davidson County, Tennessee. The said H. H. Richardson has since died and by the Will of Harry H. Richardson of record in Will Book 101, page 393, Probate Court Clerk's Office of Davidson County, Tennessee, all real property is devised to Eva Richardson. The said A. H. Johnson has since died and by the Will of Aubrey H. Johnson in Will Book KK, page 325, Probate Court Clerk's Office of Wilson County, Tennessee, A. H. Johnson devised the property to Malvin Fuller Johnson. Malvin Fuller Johnson has since died and by her Will in Will Book QQ, page 104, Probate County Clerk's Office of Wilson County, Tennessee, subject property was devised in equal shares to Harry Johnson, Alan Johnson, Harry Johnson and Alan Johnson as co-trustees for Mark Johnson, and Harry Johnson and Alan Johnson as co-trustees for Belinda Belle Johnson. By Order of the General Sessions Court of Wilson County, Tennessee, Probate Division, dated February 2, 1995, of record in Book 50, page 391, Harry Johnson and Alan Johnson resigned as co-trustees of the Belinda Belle Johnson Trust, and the said Belinda Belle Johnson was appointed successor Trustee of the Belinda Belle Johnson Trust.

TRACT THREE:

75-9-259

Land in the 4th Civil District of Davidson County, Tennessee, and described according to a copy of a survey by Ernest Medlin, Surveyor, dated January 15, 1986, as follows:

Beginning at a point in the intersection of U.S. Highway 70-S and State Highway 45; said point being at the northern end of a 100 foot radius at said intersection; thence along the westerly margin of State Highway 45 N 16 deg. 08' W, 104.44 feet to an iron pin; thence S. 73 deg. 54' W 150 feet to an iron pin; thence S. 5 deg. 54' W 179.90 feet to an iron pin; thence S. 67 deg. 01' E 150 feet to an iron pin in the northerly margin of U.S. 70; thence with said highway in a northeasterly direction along the arc of a curve having a radius of 3855 feet, 119.52 feet to the beginning of a curve at the intersection having a radius of 100 feet; thence around said curve in a northwesterly direction 71.27 feet to the beginning.

Being the same property conveyed to H. H. Richardson and A. H. Johnson by warranty deed of record in Book 4181, page 975, Register's Office for Davidson County, Tennessee. The said H. H. Richardson has since died and by the Will of Harry H. Richardson of record in Will Book 101, page 393, Probate Court Clerk's Office of Davidson County, Tennessee, all real property is devised to Eva Richardson. The said A. H. Johnson has since died and by the Will of Aubrey H. Johnson in Will Book KK, page 325, Probate Court Clerk's Office of Wilson County, Tennessee, A. H. Johnson devised the property to Malvin Fuller Johnson. Malvin Fuller Johnson has since died and by her Will in Will Book QQ, page 104, Probate County Clerk's Office of Wilson County, Tennessee, subject property was devised in equal shares to Harry Johnson, Alan Johnson, Harry Johnson and Alan Johnson as co-trustees for Mark Johnson, and Harry Johnson and Alan Johnson as co-trustees for Belinda Belle Johnson. By Quitclaim Deed in Book 8065, page 910, said Register's Office, Wm. Harry Johnson, Individually and as Executor of the Estate of Malvin Johnson, Alan Johnson, and William Harry Johnson and Alan Johnson, Co-Trustees for Belinda Belle Johnson and Mark Johnson under the will of Malvin Johnson, conveyed their one-half interest in subject property to The A.H. Johnson Co., L.P. By Quitclaim Deed of record in Book 9848, page 43, said Register's Office, A. H. Johnson Co., L.L.C. (formerly known as A. H. Johnson Co., L.P.) conveyed its one-half interest in this property to Harry Johnson, Alan Johnson, Harry Johnson, as Co-Trustee of the Mark Johnson Trust, Alan Johnson, as Co-Trustee of the Mark Johnson Trust, and Belinda Belle Johnson, Successor Trustee of the Belinda Belle Johnson Trust.

TRACT FOUR:

75-13-214

Land in Davidson County, Tennessee being described as follows:

Beginning at a point in the westerly right-of-way of Lebanon Road, 35 feet northwesterly from the center line, being the southeast corner of the drug store tract, being also a point on a curve having a radius of approximately 2830 feet, thence in a southwesterly direction with said curve 122.11 feet to an iron pin; thence continuing with the westerly right-of-way of Lebanon Road South 31 degrees and 47 minutes West 436.1 feet to an iron pin at the northeast corner of the Humble Oil Company's lot; thence with the lines of the Humble Oil Co: North 58 degrees and 10 minutes West 150.0 feet to an iron pin, South 31 degrees and 50 minutes West 150.0 feet to an iron pin in the northerly right-of-way of Jacksonian Drive; thence with said right-of-way of Jacksonian Drive North 58 degrees and 10 minutes West 185.0 feet to an iron pin at the beginning of a 25 foot radius; thence in a northerly direction with said 25 foot radius an arc distance of 39.27 feet to a concrete marker in the easterly right-of-way of Bonnaford Drive; thence with said right-of-way of Bonnaford Drive North 31 degrees and 50 minutes East 755.0 feet to an iron pin at the beginning of a curve having a radius of 1497.06 feet; thence in a northeasterly direction with said curve an arc distance of 323.12 feet to an iron pin at the beginning of a 25 foot radius; thence with said 25 foot radius in an easterly direction an arc distance of 37.28 feet to an iron pin in the southerly right-of-way of Bonnaspring Drive; thence with said right-of-way of Bonnaspring Drive in a southeasterly direction with a curve having a radius of approximately 605.0 feet, a chord South 51 degrees and 31 minutes East 29.3 feet to a point; thence across the back of the present Hermitage Hills Shopping Center: South 31 degrees and 39 minutes West 113.58 feet to a point; North 58 degrees and 19 minutes West 30.77 feet to a point; South 31 degrees and 41 minutes West 77.27 feet to a point; South 58 degrees and 19 minutes East 30.77 feet to a point; South 31 degrees and 39 minutes West 154.7 feet to a point in the northerly line of the drug store tract; thence with the northerly line of the drug store tract North 58 degrees and 21 minutes West 30.93 feet to a point; thence across the back of the drug store tract South 31 degrees and 39 minutes West 62.73 feet to a point; thence with the southerly side of the drug store tract South 58 degrees and 21 minutes East 292.7 feet to the beginning, containing 5.95 acres more or less.

Being part of the same property conveyed to H.H. Richardson and A.H. Johnson by Deed in Book 4181, page 971, Register's Office for Davidson County, Tennessee. The said H. H. Richardson has since died and by the Will of Harry H. Richardson of record in Will Book 101, page 393, Probate Court Clerk's Office of Davidson County, Tennessee, all real property is devised to Eva Richardson. The said A. H. Johnson has since died and by the Will of Aubrey H. Johnson in Will Book KK, page 325, Probate Court Clerk's Office of Wilson County, Tennessee, A. H. Johnson devised the property to Malvin Fuller Johnson. Malvin Fuller Johnson has since died and by her Will in Will Book QQ, page 104, Probate County Clerk's Office of Wilson County, Tennessee, subject property was devised in equal shares to Harry Johnson, Alan Johnson, Harry Johnson and Alan Johnson as co-trustees for Mark Johnson, and Harry Johnson and Alan Johnson as co-trustees for Belinda Belle Johnson. By Order of the General Sessions Court of Wilson County, Tennessee, Probate Division, Harry Johnson and Alan Johnson resigned as co-trustees of the Belinda Belle Johnson Trust, and the said Belinda Belle Johnson was appointed successor Trustee of the Belinda Belle Johnson Trust.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM is the following description conveyed in Book 4304, page 208, Register's Office for Davidson County, Tennessee.

Land in the 4th Civil District of said County, and described according to a survey made by Arbo Engineering Co., dated Dec. 7, 1968, and Topographic survey dated December 17, 1968, by Coronado Builders Corporation, as follows:

BEGINNING at an iron pin in the northwesterly margin of Lebanon Road, at the northeasterly corner of the property conveyed to Humble Oil Company, as of record in Book 3374, page 438, Register's Office; thence along the northerly line of said property, North 58 degrees 10 minutes West 150 feet to an iron pin; thence South 31 degrees 50 minutes West 150 feet to an iron pin in the northerly margin of Jacksonian Drive; thence with said Drive, North 58 degrees 10 minutes West 184.8 feet to an iron pin; thence in a northerly direction around a curve with a radius of 25 feet, a distance of 39.27 feet to a monument in the southeasterly margin of Bonnaford Drive; thence with the Drive, North 31 degrees 50 minutes East 311 feet to an iron pin; thence leaving said Drive, South 58 degrees 10 minutes East 189.6 feet to an iron pin; thence North 31 degrees 50 minutes East 4 feet to an iron pin; thence South 58 degrees 10 minutes East 170 feet to an iron pin in the northwesterly margin of Lebanon Road; thence with the Road, South 31 degrees 47 minutes West 190 feet to the beginning, containing 98,920 square feet.

ALSO INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM is the following description conveyed in Book 4623, page 535, Register's Office for Davidson County, Tennessee.

Land in the 4th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the westerly right of way of U.S. Highway #70 (Lebanon Road), 35 feet from the center line thereof, being The Kroger Co.'s northeast corner; thence with Kroger's easterly line North 58° 10' West, 170.0 feet; South 31° 50' West 4.00 feet; North 58° 10' West 189.6 feet to an iron pin in the easterly right of way of Bonnaford Drive (25 feet from the center line thereof); thence with the easterly right of way of Bonnaford Drive North 31° 50' East, 270.97 feet to an iron pin; thence South 58° 21' East, 356.95 feet to a nail and cap in the westerly right of way of U.S. Highway #70; thence with a chord of a curve having a radius of approximately 2,830 feet, South 30° 31' West 121.96 feet to an iron pipe; thence South 31° 47' West 246.10 feet to the beginning, containing 3.048 acres more or less.

TRACT FIVE

75-9-262

Beginning at a post in the westerly margin of the Tennessee Central Railway right-of-way, said post being 758.56 feet northerly from the center line of Lebanon Turnpike and the intersection of said Lebanon Turnpike and the Tennessee Central Railway Company's right-of-way; thence with said Tennessee Central right-of-way, S. 16° 17' 30" E. 672.99 feet to a point; thence 127.29 feet Delta = 2° 01' 31.22" on radius 3765.89 feet to a point; thence S. 73° 18' W. 60 feet to a point in the easterly margin of Old Hickory Boulevard; thence N. 16° 42' W. 768.72 feet with the said easterly margin of said Old Hickory Boulevard to a post; thence N. 73° 51' 19" E. 160.6 feet to the point of beginning, containing approximately 2.75 acres more or less.

Being part of the same property conveyed to H. H. Richardson, A. H. Johnson, and Southern Trust Company of Nashville, Inc. by deed from Miller Kimbrough, Trustee of record in Book 2964, page 181, Register's Office for Davidson County, Tennessee. By Quitclaim Deed in Book 3104, page 335, said Register's Office, Southern Trust Company of Nashville, Inc. conveyed its interest to H. H. Richardson and A. H. Johnson. The said H. H. Richardson has since died and by the Will of Harry H. Richardson of record in Will Book 101, page 393, Probate Court Clerk's Office of Davidson County, Tennessee, all real property is devised to Eva Richardson. The said A. H. Johnson has since died and by the Will of Aubrey H. Johnson in Will Book KK, page 325, Probate Court Clerk's Office of Wilson County, Tennessee, A. H. Johnson devised the property to Malvin Fuller Johnson. Malvin Fuller Johnson has since died and by her Will in Will Book QQ, page 104, Probate County Clerk's Office of Wilson County, Tennessee, subject property was devised in equal shares to Harry Johnson, Alan Johnson, Harry Johnson and Alan Johnson as co-trustees for Mark Johnson, and Harry Johnson and Alan Johnson as co-trustees for Belinda Belle Johnson. By Order of the General Sessions Court of Wilson County, Tennessee, Probate Division, Harry Johnson and Alan Johnson resigned as co-trustees of the Belinda Belle Johnson Trust, and the said Belinda Belle Johnson was appointed successor Trustee of the Belinda Belle Johnson Trust.

The above descriptions are the same as those contained in the prior deeds.

0118927

RECEIVED FOR REFERENCE

95 NOV -2 PM 1:41

FELIX Z. HUDSON REGISTER
DAVIDSON COUNTY, TN.

3998 11/02 0101 03CHECK 40.00