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BOOK 11350 PG. 213

QUITCLAIM DEED

FROM: Ralph E. Beard,
Grantor

This instrument was prepared by:
Dwayne W. Barrett, Esq.
Farris, Warfield & Kanaday, PLC
Suite 1900
SunTrust Center
Nashville, Tennessee 37219

TO: Tollgatehouse Investments, LLC,
Grantee

Address New Owner As follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
Tollgatehouse Investments, LLC 2133 Blair Boulevard Nashville, TN 37212	Same	104-15-205

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0-.

Affiant

Sworn to and subscribed before me, this 22nd day of February, 1999.

My Commission Expires: 7-24-99

Notary Public

QUITCLAIM DEED

Ralph E. Beard (the "Grantor"), owns a remainder interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

FOR AND IN CONSIDERATION OF the sum of Ten Dollars and No/100 ($10.00), the receipt and sufficiency of which are hereby acknowledged, Grantor does quitclaim unto Tollgatehouse Investments, LLC (the "Grantee"), its successors and assigns, all of Grantor's remainder interest in and to the Property.

The Property is improved property known as 2207 21st Avenue South, Nashville, Tennessee 37212.

347125.1 2/22/99

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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

Upon the transfer of the Property to Grantee, and the receipt by Grantee from Donna T. Beard of her life estate in the Property, the property interests will merge and Grantee shall own the Property in fee simple.

This instrument is executed effective as of Feb. 19, 1999.

GRANTOR:

Ralph E. Beard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jamara W. Fogarty, a Notary Public of said County and State, Ralph E. Beard, 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 22nd day of February, 1999.

Jamara W. Fogarty
Notary Public

My Commission Expires: 7-24-99

347125.1 2/18/99

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RECEIVED & REFERENCE
TO
99 FEB 22 PM 4:03
REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT A

Property Description

A certain lot in the Seventh, formerly the Tenth, Civil District of Davidson County, Tennessee, known as the first toll gate lot on the Hillsboro Turnpike and is the same conveyed to the said Turnpike Company by E. Anderson by deed recorded in Book 83, page 472, of the Register's Office for Davidson County, Tennessee, bounded as follows: Beginning in the center of said Turnpike at the northeast corner of said tollgate lot; running thence southwardly with the center of said Pike one hundred and forty-four (144) feet to the Southeast corner of said tollgate lot; thence westwardly eight hundred and thirty seven (837) feet; thence northwardly one hundred and thirty nine and one-half (139½) feet; thence eastwardly with the south boundary of the lot conveyed by Lytton Taylor to T.M. Steger eight hundred and thirty seven (837) to the beginning.

Being the same property conveyed to M.A. Pyron and Mallie Pyron by deed from S.B. Pyron of record in Book 297, page 102, Register's Office for said County. The said M.A. Pyron having predeceased Mallie Pyron. The said Mallie Pyron married A.J. Brown and died intestate, leaving surviving her, her husband, A.J. Brown and her only child and only heir at law, Miss Claire Brown. The said A.J. Brown having since died. The said Claire Brown having since died. The Last Will and Testament of Claire Brown Beard, of record in Will Book 114, page 684, Seventh Circuit Court, Probate Division for said County, devised the subject property to Robert H. Beard. The said Claire Brown and Claire Brown Beard being one and the same person. The said Robert H. Beard having since died. The Last Will and Testament of Robert Howard Beard of record in Will Book 175 page 132, said Seventh Circuit Court, Probate Division, devised the subject property as follows: a life estate in Donna Thoni Beard, with the remainder estate to be created for my son, Ralph Eugene Beard and those children as yet unborn, in equal shares. The said Robert H. Beard and Robert Howard Beard being one and the same person.

Being the same property conveyed to Ralph E. Beard by deed of record in Book _____, page _____, Register's Office of Davidson County, Tennessee.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR
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02/22/00 10:10 CHECK
14.00