THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (SLW)
3102 West End Avenue, Suite 1150
Nashville, Tennessee 37203

Davidson County DEEDQC
Recvd: 04/15/03 14:51 3pgs
Fees:17.00 Taxes:0.00
20030415-0050278

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Rojo Properties 1740 Ed Temple Boulevard Nashville, TN 37208	Same	County Property Map 102, Parcel 61

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 ($1.00) Dollar, the receipt of which is hereby acknowledged, Welton Investments, LLC, a Tennessee limited liability company, hereinafter called "Grantor", has this day bargained and sold, and does hereby quitclaim and convey unto Rojo Properties, a Tennessee general partnership, hereinafter called "Grantee", its successors and assigns, all of Grantor's interest, if any, in and to certain real estate in Davidson County, Tennessee, described as follows:

See Exhibit "A" attached hereto
and incorporated herein by this reference.

This is improved property, known as 6940 Charlotte Pike, Nashville, Davidson County Tennessee.

This property is conveyed subject to taxes, restrictions, and encumbrances as may affect the same, whether of record or not.

IN WITNESS WHEREOF, the Grantors have executed this instrument as of the 14th day of April, 2003.

"GRANTOR"

WELTON INVESTMENTS, LLC, a Tennessee limited liability company

By: J. B. Jewell - cm.

Title: Chief manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared John B Jewell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of Welton Investments, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, at office, this 14th day of April, 2003.

Bridget B. Ross
Notary Public

My commission expires:

9-24-2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Zero and No/100 Dollars ($0.00).

AFFIANT

SUBSCRIBED and sworn to before me, this 14th day of April, 2003.

Bridget B. Ross
Notary Public

My Commission Expires:

9-24-2005

Exhibit "A"

Land in the Twenty-third Councilmanic district of Nashville, Davidson County, Tennessee, lying generally on the northerly side of Charlotte Pike, and the east side of Davidson Branch, being Lot 1 of Phillips Terrace, Section III, Plat Book 6050, page 27, register's office for said county and being more particularly described as follows:

Beginning at an iron pin set this survey in the north right of way of Charlotte Pike (U.S. Highway 70), said pin being the southwest corner of this tract and lying 339 feet, more or less, from the east intersection of Davidson Road;

Thence, with the north right of way of Charlotte Pike, N68° 39' 00" E a distance of 200.00 feet to an iron pin found at the southeast corner of this tract;

Thence, leaving the right of way of Charlotte Pike, along or near the west line of property owned by Lester W. Lambeth, deed book 9827, page 343, R.O.D.C., N21° 21' 00" W a distance of 165.00 feet to an iron pin found at the northeast corner of this tract;

Thence, along or near the south line of property owned by Sunrise Motel, Inc., instrument number 20011206134658, R.O.D.C., S68° 39' 00" W a distance of 219.30 feet to a P.K. Nail found in a rock at the northwest corner of this tract;

Thence, along or near the east line of property owned by James D. McClendon, deed book 11163, page 914, R.O.D.C., S23° 49' 13" E a distance of 52.14 to a point;

Thence, continuing with the same, S29° 59' 00" E a distance of 114.20 feet to the Point of Beginning, containing 34,915 sq. ft. or 0.80 acres, more or less.

Being the same property conveyed to Welton Investments, LLC, by deed of record in Deed Book 10903, page 271, Register's Office for Davidson County, Tennessee.