Davidson County DEEDQC
Recvd: 06/18/04 09:48 8pgs
Fees:42.00 Taxes:0.00
20040618-0072267

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **J Co.**, a Tennessee General Partnership ("Grantor"), does by these present hereby quitclaim and convey unto **Ironwood Partners**, a Texas Limited Partnership, its successors and assigns, all of its right, title and interest in and to the following described tracts of land situated and being in the City of Madison, County of Davidson, State of Tennessee, to-wit:

First Tract as more particularly described in Exhibit A-1, attached and incorporated herein.

Second Tract as more particularly described in Exhibit A-2, attached and incorporated herein.

Third Tract as more particularly described in Exhibit A-3, attached and incorporated herein.

Fourth Tract as more particularly described in Exhibit A-4, attached and incorporated herein.

Fifth Tract as more particularly described in Exhibit A-5, attached and incorporated herein.

In witness whereof, the Grantor has executed this instrument on the 1st day of June 2004.

J Co.

By: _____
Jack Guenther, Partner

By: _____
Abigail G. Kampmann f/k/a
Abigail C. Guenther, Partner

By: _____
Jack E. Guenther, Jr., Partner

STATE OF TEXAS §
§
COUNTY OF BEXAR §

BEFORE ME, Deborah Sellars, a Notary Public in the State of and County aforesaid, personally appeared **JACK GUENTHER** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in San Antonio, Texas, this 1st day of June 2004.

DEBORAH SELLARS NOTARY PUBLIC STATE OF TEXAS EXPIRES 02-07-2007

Notary Public, State of TEXAS

The actual consideration or value, whichever is greater, for this transfer is $0.00. SUBSCRIBED and SWORN TO BEFORE ME, this the 1st day of June 2004.

DEBORAH SELLARS NOTARY PUBLIC STATE OF TEXAS EXPIRES 02-07-2007

Jack Guenther, Affiant

Notary Public, State of TEXAS

STATE OF TEXAS §
§
COUNTY OF BEXAR §

BEFORE ME, Deborah Sellars, a Notary Public in the State of and County aforesaid, personally appeared **JACK E. GUENTHER, Jr.,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in San Antonio, Texas, this 1st day of June 2004.

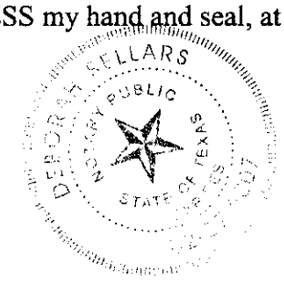
DEBORAH SELLARS NOTARY PUBLIC STATE OF TEXAS EXPIRES 02-07-2007

Notary Public, State of TEXAS

STATE OF TEXAS §
§
COUNTY OF BEXAR §

BEFORE ME, Deborah Sellars, a Notary Public in the State of and County aforesaid, personally appeared **ABIGAIL G. KAMPMAN, f/k/a Abigail C. Guenther,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in San Antonio, Texas, this 1st day of June 2004.



Notary Public, State of TEXAS

Address of New Owner as Follows:
Ironwood Partners, Ltd.
153 Treeline Park, Suite 300
San Antonio, Texas 78209

Send Tax Bills to:
Rivergate Toyota, Inc.
1520 Gallatin Road North
Madison, TN 37115

Prepared by:
Jack Guenther
153 Treeline Park, Suite 300
San Antonio, Texas 78209

EXHIBIT A-1

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Ragan-Smith-Murphy & Associates, Inc, under date of August 10, 1981, John O. Spry, Registered Land Surveyor, Tennessee No. 727, Work Order 1280, Job No. 81-061, to wit:

Beginning at an iron pin set in the westerly margin of Gallatin Pike, U. S. 31-E, State Route 6, at a point approximately 426 feet northerly from the center line of West Monticello Avenue, thence N 72° 01' 04" W 959.12 feet to an iron pin set in the Louisville & Nashville Railroad right-of-way; thence following said railroad right-of-way N 4° 39' 46" E 303.00 feet to an iron pin; thence S 72° 17' 06" E 796.13 feet to a fence corner; thence S 72° 22' 14" E 231.11 feet to an existing iron pin set in concrete in the westerly margin of Gallatin Pike; thence along the westerly margin of Gallatin Pike S 17° 39' 29" W 300.00 feet to the point of beginning.

The above-described property was conveyed to J Co., a Tennessee General Partnership by deed from C.T. Limited, a Tennessee partnership consisting of Fred T. Cox and John C. Tune, of record in Book 6195, Page 594, Register's Office for said County; and from Jack E. Guenther, Jr., and Abigail C. Guenther by deed of record in Book 9513, Page 72, Register's Office of said County.

EXHIBIT A-2

Situated in the City of Madison, County of Davidson, State of Tennessee, as follows:

Being part of Lot No. 3 on the Map of Bransford Realty Company's Alta Loma Subdivision, of record in Book 421, page 44, Register's Office for Davidson County, Tennessee, and being Lot No. 2 on the Map of a resubdivision of a part of said Lot No. 3 of Alta Loma Subdivision, as of record in Book 4060, page 184, said Register's Office, described as follows:

Said Lot No. 2 fronts 75 feet on the westerly margin of Gallatin Road, and runs back between the lines of 200 feet on the northerly line and 200 feet on the southerly line to a dead line in the rear on which it measures 66.10 feet.

TOGETHER with all right, title and interest, if any, of the Grantors in and to an easement of the purpose of ingress and egress over the rear or westerly 25 feet of Lot No. 1 on the Map of the Re-Subdivision, as of record in Book 4060, page 184, said Register's Office, which Lot No. 1 is adjacent to the property conveyed herein, and which easement is referred to in deed of record in Book 4489, page 283, said Register's Office.

Being the same property conveyed to J Co., a Tennessee General Partnership by deed from Hoyle Kent Dobbs, Jr., and wife, Constance B. Dobbs of record in Book 8064, page 904, Register's Office of Davidson County, Tennessee; and from Jack E. Guenther, Jr., and Abigail C. Guenther by deed of record in Book 9513, Page 72, Register's Office of said County.

EXHIBIT A-3

LAND in Davidson County, Tennessee, being part of Lot No. 3 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, page 44, Register's Office for Davidson County, Tennessee, and being Lot No. 1 on the Map of a Resubdivision of a part of Lot No. 3 of said Alta Loma Subdivision, as of record in Book 4060, page 184, Register's Office for said County, and being described as follows:

BEGINNING at a point in the westerly margin of Gallatin Road, being the common front corner of Lots Nos. 1 and 2 on said Resubdivision of a part of Lot No. 3; thence with the margin of the same, South 18 degrees 06 minutes West 98.85 feet to a point, the beginning of a curve to the right; thence southwestwardly around said curve to the right, said curve having a radius of 25 feet, 40.39 feet to a point in the northerly margin of Monticello Road, as widened; thence with the margin of same, North 69 degrees 20 minutes West 173.85 feet to a point; thence North 18 degrees 06 minutes East 125.00 feet to a point, being the common rear corner of said Lots Nos. 1 and 2 on said Resubdivision; thence along the line between said Lots Nos. 1 and 2 on said Resubdivision, South 69 degrees 20 minutes East 200 feet to the point of beginning.

BEING the same property conveyed to J. Co., a partnership of Jack Guenther and H. Kent Dobbs, Jr., by deed from Percy Wilkins, Jr., Substitute Trustee, of record in Book 6303, page 66, Register's Office for Davidson County, Tennessee; and from Jack E. Guenther, Jr., and Abigail C. Guenther by deed of record in Book 9513, Page 72, Register's Office of said County.

EXHIBIT A-4

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated December 27, 1985, and known as Job No. 85-552, more particularly described as follows:

Beginning at an iron pin set on the northerly margin of Monticello Avenue, said point of beginning being the Southeast corner of this tract and also being the Southwest corner of the Alta Loma Subdivision of record in Book 4060, page 184, Register's Office for Davidson County, Tennessee; thence with the northerly margin of the said Avenue N. 66° 19' 29" W. 252.72' to an iron pin, thence with a curve to the right having a radius of 350.64' and a long chord of 164.06', said chord having a bearing of N. 52° 47' 44" W. a distance along the curve of 165.59' to an iron pin; thence N. 39° 16' 00" W. 95.62' to an iron pin; thence with a curve to the left having a radius of 342.91' and a long chord of 226.73', said chord having a bearing of N. 58° 34' 19" W., a distance along the curve of 231.08' to an iron pin; thence leaving the margin of the said Avenue and with the easterly ROW of the L&N Railroad property N. 04° 46' 58" E. 219.69' to an existing iron pipe; thence leaving the Railroad S. 71° 37' 30" E. 485.10' to an iron pin; thence S. 18° 38' 33" W. 203.77' to an iron pin; thence S. 71° 54' 40" E. 215.04' to an iron pin; thence S. 71° 52' 53" E. 60.02' to an existing concrete monument; thence with the line of the said Alta Loma Subdivision S. 18° 04' 48" W. 189.80' to the point of beginning, containing 3.967 acres, more or less.

Being the same property conveyed to J. Co., a Tennessee General Partnership by deed from Jack Guenther and Valerie Guenther, of record in Book 9608, Page 546, Register's office for Davidson County, Tennessee.

EXHIBIT A-5

Being part of Lot 2 of Rivergate Mobile Home Park of record in Book 6250, page 124, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated November 14, 1985 and known as Job #85-552 as follows:

Beginning at an iron pin said point of beginning being the Northwest corner of Lot 1 of Rivergate Mobile Home Park of record in Book 6250, page 124, R.O.D.C. and also being the Northeast corner of Lot 2 of said Rivergate Mobile Home Park; thence with the westerly line of said Lot 1 S 18° 18′ 20″ W 202.56′ to an iron pin; thence leaving said Lot 1 and severing Lot 2 N 71° 54′ 40″ W 215.04′ to an iron pin set; thence N 18° 38′ 35″ E 203.77′ to an iron pin set on the northerly line of said Lot 2; thence with the northerly line of said Lot 2 S 71° 35′ 21″ E 213.84′ to the point of beginning, containing 1.00 acres more or less.

BEING a portion of the property conveyed to J CO., a Partnership, by deed from M. A. Borchert, unmarried, of record in Book 6714, page 57, Register's Office for Davidson County, Tennessee.