Prepared by:
First American Title Insurance Company
6 Cadillac Drive, Suite 190
Brentwood, TN 37027

PREPARER OF THIS DOCUMENT MAKES NO WARRANTIES AS TO TITLE ON THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills to:	Map & Parcel:
J.O.R. Properties, LLC, a Minnesota Limited Liability Company	Same	148-29
47420 160th Avenue		
Zumbrota, MN 55992		

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, J.O.R. Properties, LLC, as sole member, John Ronningen by these presents does hereby quitclaim, transfer and convey unto J.O.R. Properties, a Minnesota Limited Liability Company all his/her/their rights title and interest in and to the following described tract of land:

SEE ATTACHED SCHEDULE "A"

This conveyance is subject to all matters appearing of record in the Register's Office for County, Tennessee.

This is property commonly known as: 1601 Antioch Pike, Nashville, TN 37013

Witness our hands this the 3rd day of February 2, 2005

J.O.R. Properties, LLC
BY: _____ sole member
John Ronningen, sole member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear that value or consideration for this transfer whichever is greater is $-0-.

_____
Affiant

Sworn to and subscribed to before me, this the 30th of May, 2002.

_____ Commission Expires: 1/31/2010
Notary

DONALD L. LOCHNER
NOTARY PUBLIC-MINNESOTA
My Commission Expires 2010

Davidson County DEEDQC
Recvd: 02/07/05 13:07 3 pgs
Fees:17.00 Taxes:0.00

20050207-0014094

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

STATE OF MINNESOTA
COUNTY OF Goodhue

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Ronningen, sole member of J.O.R. Properties, LLC, the within named bargainor(s), with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained by signing his name as sole member of J.O.R. Properties, LLC.

Witness my hand and seal at office this 3rd day of ~~January~~ Feb 2005.

My Commission Expires:
1-31-2010

Donald L Lochner
Notary Public

DONALD L. LOCHNER
NOTARY PUBLIC-MINNESOTA
My Commission Expires Jan. 31, 2010

LAND IN THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ON THE WATERS OF MILL CREEK, NEAR ANTIOCH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST SIDE OF THE COUNTY ROAD, OR HIGHWAY KNOWN AS THE ANTIOCH PIKE WHERE THE LINE BETWEEN THE WHEELER PROPERTY AND C.T. NEAL'S CROSSES SAID PIKE OR HIGHWAY AND RUNNING WITH SAID DIVIDING LINE SOUTH 74 1/2 DEGREES WEST 660 FEET TO A STONE, NEAL'S SOUTHWEST CORNER; THENCE WITH NEAL'S LINE AND THE LINE OF THE EAST BOUNDARY OF LOT NO. 3 OF THE GOODMAN PLAN WHICH IS OF RECORD IN PLAN BOOK 2, PAGE 20, CHANCERY COURT OF SAID COUNTY, NORTH ONE QUARTER DEGREES EAST 62 FEET TO A FENCE POST WHICH IS THE NORTHEAST CORNER OF SAID LOT NO. 3; THENCE WITH A FENCE NORTH 66 3/4 DEGREES WEST 1127 FEET TO THE NORTHWEST CORNER OF SAID NO. 3 WHICH IS ALMOST NORTHEAST CORNER OF LOT NO. 2 OF SAID PLAN WHICH IS THE PROPERTY OF MRS. MATTIE WHEELER; THENCE WITH HER LINE SOUTH 2 DEGREES WEST 1402 1/2 FEET TO A POINT, THE SOUTHWEST CORNER OF LOT NO. 3 AND IN H. F. BAKER LINE; THENCE WITH THE BAKER LINE AND THE LINE OF THE FENCE SOUTH 87 DEGREES 50 MINUTES EAST 1006 1/2 FEET TO A POST, BAKER CORNER AND SOUTHEAST CORNER OF LOT NO. 3; THENCE WITH BAKER LINE SOUTH 2 DEGREES WEST ALONG A FENCE 455 FEET TO ANOTHER CORNER OF THE BAKER TRACT; THENCE SOUTH 74 DEGREES EAST WITH HIS LINE ALONG A FENCE 238 FEET APPROXIMATELY TO A CENTER LINE OF THE OLD ROAD; THENCE WITH THE CENTER OF THE OLD ROAD AND FOLLOWING THE CURVATURE OF THE SAME ABOUT 550 FEET TO A POINT IN THE CENTER OF MILL CREEK SITE OF OLD BRIDGE NOW DEMOLISHED AND JUST BELOW THE NEW HIGHWAY BRIDGE, JUST BUILT; THENCE ALONG THE CENTER OF MILL CREEK DOWN STREAM IN A NORTHEAST DIRECTION WITH ITS VARIOUS MEANDERS ABOUT 1700 FEET TO A POINT AT THE CENTER OF THE RAILROAD BRIDGE; THENCE WITH CENTER LINE OF THE N.C. & ST. L. RAILROAD, BUT SUBJECT TO AN EASEMENT OR RIGHT-OF-WAY OF SAID RAILROAD, NORTH 24 DEGREES 20 MINUTES WEST 833 FEET TO A POINT WHERE THE BOUNDARY LINE OF THE OLD E.J. WHEELER TRACT STRIKES THE SAME, BEING ALSO C. F. NEAL'S CORNER; THENCE WITH NEAL'S LINE SOUTH 74 1/2 DEGREES WEST 305 FEET TO THE POINT OF BEGINNING WHICH INCLUDES THE RIGHT-OF-WAY OF THE NEW HIGHWAY.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM ARE THE FOLLOWING TRACTS OF LAND CONVEYED BY T. B. HILL, JR. AND WIFE, TO THE NASHVILLE CHATTANOOGA & ST. LOUIS RAILWAY, OF RECORD IN BOOK 2042, PAGE 285, REGISTER'S OFFICE FOR SAID COUNTY; AND ALSO BY DEEDS FROM ROBERT E. RADER AND WIFE, TO JOE P. OVERBY, JR. AND WIFE, OF RECORD IN BOOK 2489, PAGE 259; TO DODSON BATSON, TRUSTEE, OF RECORD IN BOOK 3073, PAGE 645; TO BANNER CONSTRUCTION COMPANY OF RECORD IN BOOK 3404, PAGE 519; TO THE FIRST SUBURBAN WATER UTILITY DISTRICT OF DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 3615, PAGE 169, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND TO BANNER CONSTRUCTION COMPANY, OF RECORD IN BOOK 3671, PAGE 213 AND FROM C. HUGH HICKS AND WIFE, RHONDA R. HICKS TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 8218, PAGE 9561, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO JOR PROPERTIES, LLC, AS SOLE MEMBER, JOHN RONNINGEN BY WARRANTY DEED FROM C. HUGH HICKS AND WIFE, RHONDA R. HICKS, RECORDED THE 28TH DAY OF DECEMBER, 2004 IN INSTRUMENT NO. 20041228-0152938 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.