This Instrument Prepared By:
TITLE ESCROW OF ROBERTSON COUNTY, INC.
2784-A Highway 31W
White House, TN 37188
(615) 672-7925

ADDRESS NEW OWNER:
L & R Properties
780 N Weth Rd
Portland, TN 37148

OWNER:

SEND TAX BILL:
To Owner

Davidson County DEEDQC
Recvd: 03/08/05 15:16 5 pgs
Fees:27.00 Taxes:0.00

20050308-0025746

MAP AND PARCEL:
MAP *31*
PARCEL *140 & P/O 67 & 141*

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY PARTIES. NO TITLE SEARCH PERFORMED.

I, Luther Bratton hereby Quitclaim all my interest to L & R Properties, a Tennessee Partnership composed of Luther Bratton and Henry Ragan Hall, III, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT A

Being the same property conveyed to Luther Bratton by deed from Ragan Hall, III, of record in Instrument Number 20030129-0012079, Register's Office for Davidson County, Tennessee.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

This is the same description as in previous deed of record.

This conveyance is subject reservation of record in Instrument Number 20021204-0149561 as follows: Hickory Lenders, LTD., L.P., reserved for itself and its successors and assigns, and the conveyance of the property was and is expressly made subject to, perpetual, non-exclusive easements for ingress and egress (including the right to construct and maintain a roadway), for the benefit of Tract 2 and Tract 3 on the survey, dated November 8, 2002, prepared by William C. Cockrill, Tennessee No. 1401, Barge Waggoner Sumner and Cannon, 211 Commerce Street, Suite 600, Nashville, Tennessee 37201, File No. 14653-11 (the "Survey"), and for the benefit of Lot 1 on the Final Plat, Resubdivision of Lot 1, Hickory Hills, Section Nine, of record as Instrument No. 20000628-0064297, over, upon and across a portion of Tract 1 on the Survey, described on EXHIBIT C attached hereto and incorporated herein by reference.

And now I, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all my interest unto the said L & R Properties, a Tennessee Partnership composed of Luther Bratton and Henry Ragan Hall, III, their heirs and assigns, forever; and I, Luther Bratton covenant with the said Grantees that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 3rd day of ~~February~~ March, 2005.

Luther Bratton

Luther Bratton

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Luther Bratton, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Portland, Tennessee, this the 3rd day of ~~February~~ March, 2005.

Teresa Dortch

NOTARY PUBLIC

My Commission Expires: August 6, 2005

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual value or consideration, whichever is greater, for this transfer is $ - 0 - .

Luther Bratton

AFFIANT

Subscribed and sworn to before me this 3rd day of March, 2005.

Teresa Dortch

NOTARY PUBLIC

My Commission Expires: August 6, 2005

EXHIBIT A

Being a tract of land in Nashville, Second Civil District, Tenth Councilmanic District, Davidson County, Tennessee, generally located north of Old Hickory Boulevard and east of Interstate 24 at the northerly terminus of Hickory Hills Boulevard, and being a portion of property conveyed to Hickory Lenders, Ltd., L.P. by deed of record in Deed Book 11599, page 69, Register's Office of Davidson County, Tennessee (RODC) shown as Tract 1 on a property line survey prepared by Barge Waggoner Sumner and Cannon, Inc., dated November 8, 2002, and being more particularly described as follows:

BEGINNING at a concrete monument (old) in the northwesterly terminus of Hickory Hills Boulevard (80-foot right-of-way), said monument being in the easterly line of Lot 1, Hickory Hills, of record as Instrument Number 20000628-0064297, RODC;

THENCE, leaving said right-of-way with said Lot 1 the following calls:

N 01°43'43" W, 160.00 feet to an iron pin (new);
N 16°36'35" W, 221.82 feet to an iron pin (new);
S 85°34'44" W, 560.00 feet to an iron pin (new);
S 04°25'16" E, 270.00 feet to an iron pin (new);
S 43°45'31" W, 740.00 feet to an iron pin (new) in the easterly line of property conveyed to Charles J. Reding by deed of record in Deed Book 7928, page 943, RODC;

THENCE, with the easterly line of Reding and generally with a fence the following calls:

N 04°23'54" W, 903.03 feet to a 1/2-inch rebar (old);
N 03°35'12" W, 1306.99 feet;

THENCE, leaving said easterly line the following calls:

S 70°05'00" E, 504.01 feet;
S 21°05'00" E, 380.00 feet;
S 45°35'00" E, 550.00 feet;
S 25°35'00" E, 170.00 feet;
S 88°35'00" E, 195.00 feet;
S 09°25'00" W, 161.69 feet;
S 16°36'35" E, 343.14 feet;
S 01°43'47" E, 171.65 feet to a concrete monument (old) in the northeasterly terminus of Hickory Hills Boulevard;

THENCE, with the northerly terminus of Hickory Hills Boulevard, S 89°07'56" W, 80.01 feet to the Point of Beginning.

Containing 31.63 acres, more or less, described according to a survey, dated November 8, 2002, prepared by William C. Cockrill, Tennessee No. 1401, Barge Waggoner Sumner and Cannon, 211 Commerce Street, Suite 600, Nashville, Tennessee 37201, File No. 14653-11.

EXHIBIT B

1. Real estate taxes for 2002, a lien, now due and payable but not yet delinquent, which have been prorated between the parties.

2. Matters shown on the survey, dated November 8, 2002, prepared by William C. Cockrill, Tennessee No. 1401, Barge Waggoner Sumner and Cannon, 211 Commerce Street, Suite 600, Nashville, Tennessee 37201, File No. 14653-11, and Surveyor's Report, dated November 15, 2002.

EXHIBIT C

Being an eighty (80') foot wide ingress-egress easement across a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located at the terminus of Hickory Hills Boulevard north of Old Hickory Boulevard, east of I-24 and being more particularly described as follows:

BEGINNING at a concrete monument in the east line of Lot No. 1, Hickory Hills, of record in Instrument No. 20000628-0064297, Register's Office for Davidson County, Tennessee, at the northerly terminus of Hickory Hills Boulevard;

THENCE, with said east line of said Lot No. 1, N 01°43'43" W, 160.00 feet to an iron pin;

THENCE, N 16°36'35" W, 168.84 feet to a point;

THENCE, N 09°25'00" E, 182.34 feet to a point;

THENCE, S 16°36'35" E, 343.14 feet to a point;

THENCE, S 01°43'47" E, 171.65 feet to a concrete monument in the northerly terminus of Hickory Hills Boulevard;

THENCE, with said terminus, S 89°07'56" W, 80.01 feet to the Point of Beginning;

Containing 33,745 square feet or 0.77 acres, more or less.

Being a portion of the same property conveyed to Hickory Lenders, Ltd., L.P., by Successor Trustee's Deed, of record in Book 11599, page 69, Register's Office for Davidson County, Tennessee.