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

Davidson County DEEDQC
Recvd: 11/18/05 10:17 5 pgs
Fees:27.00 Taxes:0.00
20051118-0139473

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Welton Investments, LLC 1740 Ed Temple Blvd. Nashville, TN 37208	Same	See Exhibit "B."

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 – B&W Properties, LLC, a Tennessee limited liability company, hereinafter called "Grantor", has this day bargained and sold, and does hereby quitclaim and convey unto Welton Investments, LLC, a Tennessee limited liability company, hereinafter called "Grantee", its successors and assigns, all of Grantor's interest, if any, in and to the real property and improvements, located in Davidson County, Tennessee and described in Exhibit "A" attached hereto and incorporated herein by this reference.

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

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 16th day of ~~October~~ November, 2005.

"GRANTOR"

Welton – B&W Properties, LLC,
a Tennessee limited liability company

By: _____
John B. Jewell, III,
Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Steven L. West, a Notary Public, John B. Jewell, III with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Chief Manager of Welton – B&W Properties, LLC, a Tennessee limited liability company, being authorized to execute the foregoing instrument on behalf of the company.

WITNESS MY HAND, at office this 16th day of November, 2005.

Steven L. West
NOTARY PUBLIC

STEVEN L. WEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:
11-26-05

My Commission Expires 11-26-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 16th day of November, 2005.

11-26-05
My Commission Expires

Steven L. West
Notary Public

STEVEN L. WEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 11-26-05

I:\SLW\WELTON\B&W\Dissolution\Quitclaim deed Welton Inv Davidson.rtf

Exhibit "A"

Parcel A (5100 Ashland City Highway)

Land lying in the Thirteenth Civil District of Davidson County, Tennessee and being Lot Number 2 on the Final Plat of Hickory Place (Subdivision #99S41G-03) recorded February 11, 2000, as Instrument Number 200002110014169, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Welton – B&W Properties by deed from William E. Kantz by instrument of record in Instrument No. 20000217005957, Register's Office for Davidson County, Tennessee.

Parcel B (5026 Hydes Ferry Pike – Ashland City, Tennessee)

Property located in the 1st Councilmanic District of Nashville, Davidson County, Tennessee, being Parcel 30 on Davidson County Property Map 67 and being more particularly described as follows:

Beginning at a point at the intersection of the easterly right-of-way of Old Hickory Boulevard and the northerly right-of-way of the Tennessee Central Railroad; thence, following said right-of-way of Old Hickory Boulevard North 19 degrees 42 minutes 45 seconds East 51.54 feet to a point; thence, South 69 degrees 45 minutes 39 seconds East 5.49 feet to a point; thence, North 19 degrees 42 minutes 45 seconds East 46.16 feet to a point; thence, with a curve to the right having a central angle of 57 degrees 19 minutes 58 seconds; a radius of 90.00 feet, an arc length of 90.06 feet and a chord bearing and length of North 49 degrees 04 minutes 49 seconds East 86.35 feet to a point on the southerly right-of-way of Ashland City Highway (S.R. 12); thence, following said right-of-way of Ashland City Highway North 89 degrees 36 minutes 25 seconds East 527.14 feet to a point; said point being the northwest corner of the property conveyed to Joe Norman Wilkes, et ux as of record in Deed Book 4637, page 418, Register's Office for Davidson County, Tennessee thence, leaving said Ashland City Highway and following said Wilkes westerly boundary South 08 degrees 02 minutes 54 seconds West 129.54 feet to a point, thence, North 71 degrees 57 minutes 31 seconds West 75.00 feet to an iron rod (old); thence, South 07 degrees 01 minutes 21 seconds West 135.00 feet to a point; thence, North 85 degrees 54 minutes 48 seconds West 70.00 feet to an iron rod (old); thence, South 04 degrees 28 minutes 48 seconds West 29.69 feet to an iron rod (old); thence, North 82 degrees 57 minutes 54 seconds West 69.97 feet to an iron rod (old); thence, South 07 degrees 34 minutes 22 seconds West 93.69 feet to a point on the northerly right-of-way of the Tennessee Central Railroad; thence, following said railroad with a curve to the left having a central angle of 12 degrees 40 minutes 53 seconds, a radius of 1901.56 feet, an arc length of 420.87 feet and a chord bearing and length of North 61 degrees 55 minutes 27 seconds West 420.02 feet to the point of beginning.

Containing 133,810 square feet or 3.07 acres.

Being the same property conveyed to Welton B&W Properties, LLC of record in Instrument No. 20000915-0091959, Register's Office for Davidson County, Tennessee.

The above description is based upon a survey prepared by J.L. Whitson (TN R.L.S. No. 1732) dated June 20, 2000, revised August 16, 2000 and September 11, 2000.

Exhibit "B"

1. Parcel A. 067-00-0 145.00 Davidson County, Tennessee (5100 Ashland City Highway, Nashville, Tennessee)

2. Parcel B. Map 67, Parcel 30 (Davidson County, Tennessee) (5020 Hydes Ferry Pike, Ashland City, Tennessee)