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

Davidson County DEEDQC
Recvd: 12/06/05 15:30 3 pgs
Fees:17.00 Taxes:0.00
20051206-0146903

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Rojo Properties, a Tennessee general partnership 1740 Ed Temple Blvd. Nashville, TN 37208	Same	051-10-0 030.00 051-10-0 040.00 051-10-0 041.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 ($1.00) Dollar, the receipt of which is hereby acknowledged, B&W Holdings, 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 the real property and improvements, located in Davidson County, Tennessee described in Exhibit "A" attached hereto and incorporated herein by this reference.

This is improved property located at 1311 Briarville Road, Nashville, 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 Grantor has executed this instrument as of the 5th day of December, 2005.

"GRANTOR"

B&W Holdings, LLC, a Tennessee limited liability company

By: _____ Managing Member
John B. Jewell, IV,
Managing Member

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Bridget B. Ross, a Notary Public, John B. Jewell, IV, 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 B&W Holdings, LLC, a Tennessee limited liability company, being authorized to execute the foregoing instrument on behalf of the company.

WITNESS MY HAND, at office this 5th day of December, 2005.

Bridget B. Ross
NOTARY PUBLIC

BRIDGET B. ROSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
9-19-2009

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 5th day of December, 2005.

9-19-2009
My Commission Expires

Bridget B. Ross
Notary Public

BRIDGET B. ROSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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Exhibit "A"

(1311 Briarville Road – Nashville, Tennessee)

Parcel A

Being Lot 1 on the Final Plat of the Welton Investments Property as of record in Plat Book 9700, page 488, Register's Office for Davidson County, Tennessee.

Parcel B

Tract I

Land in Davidson County, Tennessee, being Lot No. 30, E.E. Russell's Unrecorded Subdivision, of Lots Nos. 14, 15, 16 and 17 of the Herbert Anderson Tract, as of record in Book 421, page 37, Register's Office for said County and described as follows:

Beginning at a point in the westerly margin of Royal Street, at the corner of Lots Nos. 29 and 30; thence with the line between said lots, westerly 175 feet to a corner of Lot No. 29, 30, 41 and 42; thence with the line between Lots Nos. 30 and 41, northerly 100 feet to the corner of Lots Nos. 31, 40 and 41; thence with the line between Lots Nos. 30 and 31, easterly 175 feet to a point in the westerly margin of Royal Street; thence with the margin of the same, southerly 100 feet to the point of beginning.

Tract II

Land in Davidson County, Tennessee being Lot No. 29 on the unrecorded map of E.E. Russell Subdivision of certain lots of the Herbert Anderson Tract, as follows:

Said Lot No. 29 fronts 100 feet on the west side of Royal Street and runs back between parallel lines along the north margin of Worth Street, 175 feet to a dead line.

Being the same property conveyed to B&W Holdings, LLC by Quitclaim Deed of record in ~~Book _____, page ____~~ Register's Office for Davidson County, Tennessee.
Instrument No. 20151118-0139474