NADAR
BKB

Davidson County DEEDQC
Recvd: 08/09/06 14:50 3 pgs
Fees:17.00 Taxes:0.00
20060809-0098246

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
BKB Properties, LLC 535 Murfreesboro Road Nashville, TN 37210	New Owner	Map 106-05 Parcels 71, 71.02 87, 88 & 89

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned Albert Burnett, an individual, and Middle Tennessee Motor Cars, Inc., a Tennessee corporation, hereinafter collectively called the Grantors, have bargained and sold, and by these presents do transfer and convey all of Grantors' interest unto BKB Properties, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, those certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit:

Tract I:

LAND in Davidson County, Tennessee, described according to a Survey dated June 15, 1987, revised June 23, 1987, by Kevin A. Edmondson, Registered Land Surveyor, as follows:

(Map 106-05-0, Parcels 071.00 and 071.02)
BEGINNING at an iron pin in the West margin of Polk Avenue, South 1 degree 17 minutes 18 seconds East 854.54 feet, more or less, from the South margin of Murfreesboro Road, the Northeast corner of the Pacific Coast Realty Corporation of Delaware property (Ref: Deed Book 3431, Page 194, Register's Office for Davidson County, Tennessee); thence, along the North line of said Corporation, South 88 degrees 48 minutes 03 seconds West 383.07 feet to an iron pin in the East line of the Sadler Brothers Trucking and Leasing Co., Inc. (Ref: Deed Book 6127, Page 840, Register's Office for Davidson County, Tennessee); thence, North 1 degree 18 minutes 37 seconds West 469.06 feet to an iron pin in concrete; thence, South 74 degrees 36 minutes 54 seconds East 117.55 feet to an iron pin; thence, North 15 degrees 23 minutes 06 seconds East 9.57 feet to the South face of a retainer wall; thence, along said South face, South 74 degrees 39 minutes 04 seconds East 142.00 feet to an iron pin; thence, South 15 degrees 23 minutes 06 seconds East 9.66 feet to an iron pin; thence, South 74 degrees 36 minutes 54 seconds East 140.53 feet to an iron pin in the West margin of Polk Avenue; thence, along said West margin, South 1 degree 17 minutes 18 seconds East 354.86 feet to the BEGINNING, containing 3.65 acres, more or less.

Tract II:

(Map 106-05-0, Parcels 087.00, 088.00 and 089.00)
BEGINNING at a point in the East margin of Polk Avenue, said point also being 150 feet southerly along margin from a bent iron pin at the corner of Lots 12 and 13 on the Plan of A.M. Brown's land (Ref: Plat Book 57, Page 126, Register's Office for Davidson County, Tennessee), this point also being the corner of Lots 15 and 16 on said plan; thence, leaving margin and with the lot line, North 88 degrees 42 minutes 42 seconds East 132.50 feet to a point in the West margin of an alley; thence, with alley, South 1 degrees 17 minutes 18 seconds East 150.00 feet to a point at the rear corner of Lot Nos. 18 and 19; thence, leaving the alley, South 88 degrees 42 minutes 42 seconds West 132.50 feet to the East margin of Polk Avenue; thence, North 1 degree 17 minutes 18 seconds West 150.00 feet with the margin to the point of BEGINNING, containing 0.46 acres, more or less.

TRACTS I and II being part of the same property conveyed to Albert Burnett, an individual, and Middle Tennessee Motor Cars, Inc., a Tennessee corporation, by Special Warranty Deed from John R. Hooton et ux, Elizabeth Hix Hooton, of record in Instrument No. 20011221-0141172, Register's Office for Davidson County, Tennessee. And further conveyed to BKB Properties, LLC, by Quitclaim Deed from Albert Burnett, an individual, and Middle Tennessee Motor Cars, Inc., a Tennessee corporation, of record in Instrument No. 20020131-0013581, Register's Office for Davidson County, Tennessee. This Quitclaim Deed has been executed and recorded to correct certain errors in the said Quitclaim Deed recorded as Instrument No. 20020131-0013581, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

IN WITNESS WHEREOF, this instrument has been executed this 1 day of August, 2006.

Albert Burnett

Middle Tennessee Motor Cars, Inc.
a Tennessee corporation

By: Bruce Barrett
Its: Pres.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Bruce Burnett
Affiant

Subscribed and sworn to before me this 9th day of August, 2006.

Diane Nipper
Notary Public
My commission expires: 11-24-07

DIANE NIPPER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Maine
COUNTY OF Knox

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Albert Burnett, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Rockland, Maine, this 7 day of August, 2006.

Angela White
Notary Public
My commission expires: 10/10/2010

MAINE NOTARY PUBLIC

ANGELA M. WHITE
Notary Public, Maine
My Commission Expires October 10, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared BRUCE BURNETT with whom I am personally acquainted, and who, upon oath, acknowledged H/Himself to be the PRESIDENT of Middle Tennessee Motor Cars, Inc., a Tennessee corporation, the within named bargainor, and that he as such PRESIDENT being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as PRESIDENT.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of August, 2006.

Diane Nipper
Notary Public
My commission expires: 11-24-07

DIANE NIPPER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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