Athens Distributing Co of Nashville sf Address New Owner	Map-Parcel Numbers:	Send Tax Bills To:
12980 Old Hickory Blvd Nashville, TN 37013	Map 175, Parcel 143.00	New Owner
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (BRS) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **12980 OLD HICKORY, LLC,** a Colorado limited liability company (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to **ATHENS DISTRIBUTING COMPANY OF NASHVILLE,** a Tennessee General Partnership (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land located in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with (i) all claims, actions, rights, easements, interests, privileges, tenements, and hereditaments appurtenant thereto, (ii) all buildings, structures, fixtures and other improvements located thereon, and (iii) all of Grantor's right, title and interest in and to the land upon which adjoining roads, streets, alleys, highways and rights-of-way are located (all of the foregoing being hereinafter collectively referred to as the "Property").

This is improved property known as 12980 Old Hickory Boulevard, being approximately 5.998 acres of land, Antioch, Davidson County, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Davidson County DEEDQC
Recvd: 06/12/07 10:14 3 pgs
Fees:17.00 Taxes:0.00

20070612-0070273

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 11 day of June, 2007.

Susan Felts
Notary Public
My Commission Expires: 11-14-09

SUSAN FELTS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 11th day of June, 2007.

GRANTOR:

12980 OLD HICKORY, LLC
A Colorado limited liability company

By: _____
Name: R. Brian Watson
Title: Manager

STATE OF COLORADO

COUNTY AND CITY OF DENVER

Personally appeared before me, MaryannWatson, Notary Public, R. Brian Watson, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of 12980 Old Hickory, LLC, the within named bargainor, a Colorado limited liability company , and is authorized to execute this instrument on behalf of 12980 Old Hickory, LLC.

WITNESS my hand, at office, this 1st day of June, 2007.

MARYANN WATSON NOTARY PUBLIC STATE OF COLORADO

Maryann Watson
Notary Public

My Commission Expires: 8-9-09

Exhibit A
Property

All that tract or parcel of land lying in the 2nd Civil District of Nashville, Davidson County, Tennessee and being Lot No. 1 as shown on Section One, Jackson Business Park Subdivision, recorded in Plat Book 5200, page 527, in the Register's Office for Davidson County, Tennessee and being more particularly described according to a survey by Smith Surveyors, Inc., 6907-C Calhoun Mem. Highway, Easley, S.C., prepared by John Coke Smith, RSL #2196, bearing Job No. 1214063A and dated December 14, 2006 and last revised on March 6, 2007, as follows:

Commencing at a concrete monument in the right-of-way of Old Hickory Boulevard, thence running N 82° 25' 00" W a distance of 25.04 feet to an iron pin being the true point of beginning; thence continuing from said true point of beginning continuing N 82° 25' 00" W a distance of 544.38 feet to an iron pin; thence running N 08° 01' 00" E a distance of 471.76 feet to a nail in the curb on the southern right-of-way of Owen Drive; thence running along said right-of-way S 81° 59' 00" E a distance of 532.50 feet to an iron pin at the intersection of Owen Drive and Old Hickory Boulevard; thence running along a curve to the right, having a radius of 35.00 feet, an arc length of 56.84 feet and a chord bearing of S 35° 26' 44" E a distance of 50.80 feet to an iron pin located on the western right-of-way of Old Hickory Boulevard; thence running along said right-of-way S 11° 05' 00" W a distance of 431.39 feet to the true point of beginning.

Being the same property conveyed to 12980 Old Hickory, LLC, a Colorado limited liability company by Quitclaim Deed from AmerisourceBergen Drug Corporation, a Delaware corporation of record in Instrument No. 20070315-0031902, Register's Office for Davidson County, Tennessee.