Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20070725-0088376

This instrument prepared by:
Bettie J. Winton
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Keystone Properties, a Tennessee General Partnership c/o Sam D. Hodges, III 323 Union Street, Suite 400 Nashville, Tennessee 37201	SAME	Map 133-5 Parcel 7

WHEREAS, certain property located at 3711 Keystone Avenue in Davidson County, Tennessee, being shown on the official tax maps of the Metropolitan Government of Nashville and Davidson County as Map 133-5, parcel 7 (the "Property") was conveyed to KEYSTONE PROPERTIES, a Partnership consisting of J. W. Johnson, G. O. Traughber, J. W. Ellis, and J. M. Grissim, by Deed of record in Book 4369, page 646, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Joseph W. Johnson, Jr., is the successor in interest to the partnership interest of J.W. Johnson in Keystone Properties; and

WHEREAS, on April 16, 1999, Joseph W. Johnson (being one and the same as Joseph W. Johnson, Jr.) executed a Quitclaim Deed, along with his wife, Marilyn W. Johnson, in an attempt to convey his partnership interest in Keystone Properties to Joseph W. Johnson, and wife, Marilyn Johnson, Trustees of The Joseph W. Johnson and Marilyn W. Johnson Revocable Living Trust, which Quitclaim Deed was filed of record in Book 11469, page 744, said Register's Office; and

WHEREAS, the aforesaid Quitclaim Deed was not intended to convey fee simple title to the Property and said Quitclaim Deed was not executed by Keystone Properties, the fee simple owner of the Property; and

WHEREAS, thereafter, the information on file with the Office of the Metropolitan Trustee and the Davidson County Property Assessor incorrectly reflected that the Property was vested in the name of Joseph W. Johnson, and wife, Marilyn Johnson, Trustees of The Joseph W. Johnson and Marilyn W. Johnson Revocable Living Trust, rather than Keystone Properties, which remained the fee simple owner of the Property; and

WHEREAS, on March 24, 2006, Joseph W. Johnson, and wife, Marilyn W. Johnson, Trustees of The Joseph W. Johnson and Marilyn W. Johnson Revocable Living Trust, attempted to convey an interest in the Property to Broadway at Lyle Properties, Inc., a Tennessee corporation, by Quitclaim Deed of record at Instrument No. 20060328-0034958, said Register's Office, which conveyance was ineffective insofar as Joseph W. Johnson, Jr. (being one and the same as Joseph W. Johnson) had an interest in Keystone Properties, a Tennessee General Partnership, but not an interest in the Property; and

WHEREAS, on June 1, 2006, Broadway at Lyle Properties, Inc., a Tennessee corporation, attempted to convey an interest in the Property to Joseph W. Johnson and wife, Marilyn W. Johnson, by Quitclaim Deed of record at Instrument No. 20060620-0073264, said Register's Office, which conveyance was incorrectly described as being of an interest in the Property rather than an interest in Keystone Properties, a Tennessee General Partnership; and

WHEREAS, currently the information on file with the Office of the Metropolitan Trustee and the Davidson County Property Assessor incorrectly reflects that the Property is vested in the name of Joseph W. Johnson, and wife, Marilyn W. Johnson, rather than Keystone Properties, which remains the fee simple owner of the Property; and

WHEREAS, Joseph W. Johnson, and wife, Marilyn W. Johnson, are executing this Quitclaim Deed to clarify, correct, and acknowledge that the erroneous previous deeds, as referred to above, did not convey any interest in the Property, and to clarify that the Property has been and continues to be owned by Keystone Properties, a Tennessee General Partnership;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JOSEPH W. JOHNSON** (being one and the same as Joseph W. Johnson, Jr.) **and wife, MARILYN W. JOHNSON** (the "Grantors") have bargained and sold, and by these presents do transfer, quitclaim and convey unto the said **KEYSTONE PROPERTIES,** a Tennessee general partnership (the "Grantee"), its successors and assigns, all of their right, title and interest, if any, in and to that certain land in Davidson County, State of Tennessee, more particularly described on Exhibit "A" and incorporated herein by reference.

This Quitclaim Deed is not intended to be a conveyance by Joseph W. Johnson, Jr., of his partnership interest in and to Keystone Properties, a Tennessee General Partnership.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this the 25th day of July, 2007.

Joseph W. Johnson
JOSEPH W. JOHNSON

Marilyn W. Johnson
MARILYN W. JOHNSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn before me this 25th day of July, 2007.

NOTARY PUBLIC

My Commission Expires: 1-23-10

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH W. JOHNSON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2007.

NOTARY PUBLIC

My Commission Expires: 1-23-10

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARILYN W. JOHNSON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2007.

NOTARY PUBLIC

My Commission Expires: 1-23-10

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

Exhibit "A"

Land in Davidson County, Tennessee, being described as follows:

Being Lot 14B on the Plan of Allied Industrial Park, Section II, as shown on the plat of record in Book 4060, page 151, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to KEYSTONE PROPERTIES, a Partnership consisting of J. W. Johnson, G. O. Traughber, J. W. Ellis, and J. M. Grissim, by Warranty Deed of record in Book 4369, page 646, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deeds that have made reference to the above described property have been placed of record in Book 11469, page 744, said Register's Office, at Instrument No. 20060328-0034958, said Register's Office, and at Instrument No. 20060620-0073264, said Register's Office, but said deeds have not been intended to and have not transferred the property which remains vested in Keystone Properties.