Davidson County DEEDQC
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20071220-0146313

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

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
MPI Hermitage, LLC 2603 Elm Hill Pike, Suite I Nashville, Tennessee 37214	MPI Hermitage, LLC 2603 Elm Hill Pike, Suite I Nashville, Tennessee 37214	86/752

FOR AND IN CONSIDERATION of the sum of TEN AND NO/lOO ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MPI HOLDINGS, LLC, a Tennessee Limited Liability Company, acting through its duly authorized partners (the "Grantor") has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said MPI HERMITAGE, LLC, a Tennessee Limited Liability Company, its successors, representatives and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, described in Exhibit "A" attached hereto and incorporated herein by reference.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 14th day of December, 2007.

MPI HOLDINGS, LLC,
A Tennessee limited liability company

By: KPCD, LLC,
a Tennessee limited liability company
It's Manager

By: _____
Kenneth Powers, It's Sole Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this, the 18th day of December, 2007, before me, a Notary Public, the undersigned officer, personally appeared **KENNETH POWERS**, who acknowledged himself to be the Sole Member of **KPCD, LLC**, a Tennessee limited liability company, the Manager of **MPI HOLDINGS, LLC,** a Tennessee limited liability company, and who being authorized to do so, executed the foregoing instrument on behalf of **MPI HOLDINGS, LLC,** for the purposes therein contained, by signing the name of **KPCD, LLC** as Manager of **MPI HOLDINGS, LLP** a Tennessee limited liability company, by himself as such officer of its Manager.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

_____
NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $-0-.

_____
Affiant

Subscribed and sworn before me this 18th day of December, 2007.

Notary Seal present,
but could not be reproduced

Bill Garrett
Davidson County Register of Deeds

_____
NOTARY PUBLIC
My Commission Expires:

TEMBERLY M. DALY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 20[illegible]

EXHIBIT "A" to Quitclaim Deed
Legal Description

Land lying and being in Davidson County, Tennessee, described as Lot 1 on plat of Hermitage Chick-Fil-A, recorded in Instrument No. 20050915-0111233, Register's Office, Davidson County, Tennessee, more particularly described as follows:

Beginning at a point situated in the eastern right-of-way of Old Hickory Boulevard, said point also being the northwest corner of the property described hereon;

Thence, leaving said right-of-way, South 83 degrees 35 minutes 20 seconds East, a distance of 263.75 feet to an iron rod;

Thence, South 20 degrees 48 minutes 53 seconds East, a distance of 187.36 feet to an iron rod;

Thence, South 02 degrees 25 minutes 44 seconds East, a distance of 12.30 feet to an iron rod;

Thence, South 70 degrees 22 minutes 59 seconds West, a distance of 161.54 feet to an iron rod in the northern right-of-way of Old Lebanon Dirt Road;

Thence with a curve to the right, having a Delta angle of 06 degrees 33 minutes 21 seconds, a radius of 198.00 feet, and a Chord of North 86 degrees 41 minutes 25 seconds West, a distance of 22.64 feet to an iron rod;

Thence with said right-of-way, North 65 degrees 13 minutes 29 seconds West, a distance of 55.94 feet to an iron rod in the eastern right-of-way of Old Hickory Boulevard;

Thence along said right-of-way, North 19 degrees 23 minutes 20 seconds West, a distance of 21.39 feet to an iron rod;

Thence with a curve to the left, having a Delta angle of 06 degrees 58 minutes 07 seconds, a Radius of 2019.86 feet, and a Chord of North 22 degrees 53 minutes 25 seconds West, a distance of 245.51 feet to the point of beginning and containing 56,668 square feet or 1.301 acres of land, more or less.

Together with Appurtenant Easements contained in the following: Declaration of Reciprocal Easements and restrictions of record in Instrument No. 20050308-0025818, Register's Office, Davidson County Tennessee; and First Amendment to Declaration of Reciprocal Easements and Restrictions of record in Instrument # 20050802-0090286, said Register's Office and Second Amendment to Declaration of Reciprocal Easements and Restrictions of record in Instrument No. 20060905-0109634. Easement Agreements of record in Instrument No. 200410080121768, re-recorded in Instrument No. 200508180098530, and in Instrument No. 200410080121767, Register's Office Davidson County, Tennessee and amended in Instrument No. 20060905-0109635.

Being the same property conveyed to MPI Hermitage, LLC, a Tennessee limited liability company, by Deed of record in Instrument No. 20040525-0061006, Register's Office, Davidson County, Tennessee, and being part of the same property conveyed to MPI Hermitage, LLC, a Tennessee limited liability company, by Deed of record in Instrument No, 20040525-0061005, Register's Office, Davidson County, Tennessee. MPI Hermitage, LLC is now known as MPI Holdings, LLC. This property was designated as an asset of MPI Holdings, LLC – Hermitage, LLC Series pursuant to Affidavit of Series Designation of record in Instrument No. 20070220000020869 and released by Termination of Designation of record in Instrument No. *_____, reverting title back to MPI Holdings, LLC.

* 20071220-0146310