THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JSL)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Hermitage Commons I, LLC 2603 Elm Hill Pike, Suite I Nashville, TN 37214 Attn: Kenneth M. Powers	Same	86-762 Davidson County DEEDQC Recvd: 06/19/08 15:50 3 pgs Fees:17.00 Taxes:0.00 20080619-0063433

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, HERMITAGE COMMONS, LLC, a Tennessee limited liability company (the "Grantor"), hereby quitclaims and conveys to HERMITAGE COMMONS I, LLC, a Tennessee limited liability company, and its successors and assigns (the "Grantee"), all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

This is improved property known as Lot 1 of Hermitage Commons, Hermitage, Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 19th day of June 2008.

HERMITAGE COMMONS, LLC

By: KPCD, LLC, its Manager

By: _____
Name: Kenneth Powers
Its: Sole Member

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 18th day of June, 2008.

Notary Public

MOLLY B. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2011

My Commission Expires:

3/7/2011

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Kenneth Powers, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the sole member of KPCD, LLC, a limited liability company that is the Manager of Hermitage Commons, LLC, a limited liability company, and is authorized by the limited liability company to execute the instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 18th day of June 2008.

Notary Public

My Commission Expires:

3/7/2011

MOLLY B. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm... MAR. 7, 2011

Exhibit A

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1 of Hermitage Commons, as of record in Instrument Number: 20070810-0095886, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the westerly right-of-way line of Old Hickory Boulevard, at a corner common with Lot 53 of Dodson Heights, as of record in Plat Book 2900, Page 113, at the Register's Office for Davidson County, Tennessee, also being the property of John Harwell, Jr., as of record in Instrument Number: 20041229-0153444, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located at Northing: 676,740.68; Easting: 1,786,844.00; on the State Plane Coordinate System NAD-83 (1995);

Thence with the westerly right-of-way line of Old Hickory Boulevard, South 07 deg 34 min 18 sec East, 63.73 feet to a pk nail set;

Thence South 19 deg 29 min 35 sec East, 100.50 feet to an existing iron rod;

Thence South 20 deg 54 min 50 sec East, 141.93 feet to an existing iron rod, at a corner common with Lot 2 of Hermitage Commons, also being the property of Hermitage Commons II, LLC, as of record in Instrument Number: 20070820-0099719, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Old Hickory Boulevard, with the northerly property line of said Lot 2, South 71 deg 11 min 51 sec West, 288.51 feet to a pk nail set;

Thence with the easterly property line of said Lot 2, North 18 deg 48 min 09 sec West, 157.95 feet to an existing iron rod in the southerly property line of Lot 48, of Dodson Heights, also being the property line of Darlene A. & Theodric I. Williams, as of record in Instrument Number: 20010705-0071925, at the Register's office for Davidson County, Tennessee;

Thence with the southerly property line of said Lot 48, North 44 deg 41 min 18 sec East, 329.08 feet to the POINT OF BEGINNING. Containing 65,349 square feet or 1.500 acres more or less.

Being part of the same property conveyed to Hermitage Commons, LLC, as of record in Instrument Number 20070212-0018077, at the Register's Office for Davidson County, Tennessee.