Davidson County DEEDQC
Recvd: 12/08/08 08:19 3 pgs
Fees:17.00 Taxes:0.00
20081208-0118187

THIS INSTRUMENT PREPARED BY:

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

File No. 21610-6
Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:

BKB Properties, LLC
535 Murfreesboro Road
Nashville, TN 37210

SEND TAX BILLS TO:

New Owner

MAP-PARCEL NOS.

Map 106-05
Parcels 70 and 132

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 1 (Parcel 070.00)

Beginning at an existing concrete monument in the north line of the United States Postal service property (Ref. DB 5051, Page 422 R.O.D.C., Tennessee); thence North 1 deg. 18 min. 18 sec. West 262.92 feet to a point in the east margin of Fesslers Lane; thence, along said east margin, North 24 deg. 28 min. 27 sec. East 60.05 feet to a point; thence South 74 deg. 38 min. 01 sec. East 97.57 feet to a railroad spike; thence North 1 deg. 18 min. 18 sec. West 174.93 feet to a point in the south margin of Murfreesboro Road; thence, along the said south margin, South 74 deg. 36 min. 18 sec. East 340.52 feet; thence, along a curve to the right having a delta of 73 deg. 19 min. 00 sec., a radius of 20.00 feet, a length of 25.59 feet to the west margin of Polk Avenue; thence, along the said west margin, South 1 deg. 17 min. 18 sec. East 484.79 feet; thence, leaving said west margin, North 74 deg. 36 min. 54 sec. West 140.53 feet; North 15 deg. 23 min. 06 sec. East 9.66 feet; North 74 deg. 39 min. 04 sec. West 142 feet; South 15 deg. 23 min. 06 sec. West 9.57 feet; North 74 deg. 36 min. 54 sec. West 117.55 feet to an iron pin found in concrete at United States Postal Service property's northeast corner; thence, North 74 deg. 36 min. 54 sec. West 80.00 feet to the point of beginning, containing 4.75 acres, more or less.

Tract 2 (Parcel 132.00)

Beginning at a point in the easterly margin of Fesslers Lane, said point being North 24 deg. 28 min. 27 sec. East 60.05 feet from the most northerly corner of the United States Postal Service property (Ref. DB 5051, Page 462, R.O.D.C., Tennessee); thence along said margin of Fesslers Lane on a curve to the left with a delta of 8 deg. 39 min. 51 sec., a radius of 761.04 feet, a length of 115.08 feet, and the chord being North 9 deg. 03 min. 30 sec. East 114.98 feet to a point; thence around a curve to the right, a delta of 100 deg. 40 min. 08 sec., a radius of 45.00 feet, a length of 79.07 feet to a point on the southerly margin of

Murfreesboro Road; thence with said margin, South 74 deg. 36 min. 18 sec. East 15.77 feet to a point; thence, leaving margin of road, South 1 deg. 18 min. 18 sec. East 174.93 feet to a railroad spike; thence, North 74 deg. 38 min. 01 sec. West 97.57 feet to the point of beginning, containing 0.30 acres, more or less and being part of Lot No. 1 on the Plan of Tee-Gee Realty Company's Subdivision of record in Plat Book 3842, Page 273, said R.O.D.C.

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 5 day of December 2008.

Albert Burnett

Middle Tennessee Motor Cars, Inc.
a Tennessee corporation

By: Bruce Burnett Bruce Burnett
Its: Pres.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 5th day of December 2008.

Notary Public
My commission expires: 3/7/2011

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 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 5th day of December 2008.

Notary Public
My commission expires: 3/7/2011

STATE OF FLORIDA
COUNTY OF ORANGE

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 Winter Park, Florida this 3rd day of December 2008.

Notary Public
My commission expires:

Notary Public State of Florida
Diana Sue Lowry
My Commission DD699527
Expires 08/08/2011