This instrument was prepared by:
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Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 01/07/09 13:00 5 pgs
Fees:27.00 Taxes:0.00
20090107-0001633

QUITCLAIM DEED

FROM: JOHNSON/RICHARDSON, LLC, a Tennessee limited liability company, Grantor

TO: HERMITAGE HILLS CENTER, INC., a Tennessee corporation, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Hermitage Hills Center, Inc. 302 Adams Lane Mt. Juliet, Tennessee 37122	Same	075-13-0-214.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero Dollars ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 6th day of January, 2009.

MICHAEL S. PEEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: May 22, 2010

FOR AND IN CONSIDERATION OF valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JOHNSON/RICHARDSON, LLC, a Tennessee limited liability company ("Grantor"), does quitclaim unto HERMITAGE HILLS CENTER, INC., a Tennessee corporation ("Grantee"), its successors and assigns, all of Grantor's rights, title and

interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is unimproved property located at the corner of Bonnaford Drive and Bonnaspring Drive, Nashville, Tennessee 37076.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property. Further, as part of the consideration for this conveyance, Grantor reserves for itself, it successors and assigns, all rights under those easements set forth in those instruments of record at ~~Book 1311, page 1129, Book 1311, page 1147~~, Book 4620, page 221, Book 6760, page 97, and Book 4304, page 208, Register's Office for Davidson County, Tennessee and, without limiting the rights under the foregoing, a permanent, non-exclusive easement of access, ingress and egress over, across and through the Property for the benefit of the property conveyed and the further property described as the "Shopping Center Premises" in that certain Warranty Deed of record as Book 4304, page 208, said Register's Office (collectively, the "Benefited Property"). The easement reserved herein shall be for the benefit of the owners, tenants, customers, employees, vendors, suppliers, and other invitees of the owners of all or any portion of the Benefited Property from time to time, and shall run with the land; provided, however, that the easement reserved herein shall be limited to common areas, driveways and parking areas on the Property, the location and size of which may be altered by the owner of the Property, subject only to the requirement that no alteration of such areas may prevent unimpeded access to the entrances and rear loading areas of the improvements located on the Benefited Property.

Witness my hand this 6th day of January, 2009.

GRANTOR:

JOHNSON/RICHARDSON, LLC, a Tennessee limited liability company

By: _____
WM. HARRY JOHNSON
Member and Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Michael S. Peek, a Notary Public of said County and State, personally appeared WM. HARRY JOHNSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Representative (or other officer authorized to execute the instrument) of JOHNSON/RICHARDSON, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as its Authorized Representative.

Witness my hand and seal, at Office in Nashville, Tennessee, this 6th day of January, 2009.

_____
Notary Public
My Commission Expires: May 22, 2010

MICHAEL S. PEEK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

BEING A PARCEL OF LAND LYING IN THE FOURTEENTH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, HERMITAGE, METROPOLITAN NASHVILLE, TENNESSEE. SAID PARCEL IS LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF BONNAFORD ROAD AND BONNASPRING DRIVE AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) SOUTH 37 DEGREES 08 MINUTES 41 SECONDS WEST, 447.66 FEET FROM THE INTERSECTION OF BONNAFORD ROAD AND BONNASPRING DRIVE IN THE EASTERLY RIGHT-OF-WAY OF BONNAFORD ROAD AT THE NORTHWESTERLY CORNER OF BAECK, INC. OF RECORD IN DEED BOOK 6911, PAGE 961, R.O.D.C.TN. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE) AND BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, WITH THE RIGHT-OF-WAY LINE OF BONNAFORD ROAD, NORTH 35 DEGREES 08 MINUTES 01 SECOND EAST, 73.11 FEET TO AN IRON ROD (NEW);

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY, WITH A CURVE CONCAVE TO THE RIGHT WITH A DELTA ANGLE OF 12 DEGREES 22 MINUTES 00 SECONDS, WITH A RADIUS OF 1497.06 FEET, WITH AN ARC LENGTH OF 323.12 FEET, WITH A CHORD BEARING OF NORTH 41 DEGREES 19 MINUTES 00 SECONDS EAST, 322.50 FEET TO AN IRON PIPE (OLD);

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY, WITH A CURVE CONCAVE TO THE RIGHT WITH A DELTA ANGLE OF 85 DEGREES 24 MINUTES 19 SECONDS, WITH A RADIUS OF 25.00 FEET, WITH AN ARC LENGTH OF 37.27 FEET, WITH A CHORD BEARING OF SOUTH 89 DEGREES 46 MINUTES 03 SECONDS EAST, 33.91 FEET TO AN IRON ROD (NEW) IN THE SOUTHERLY RIGHT-OF-WAY OF BONNASPRING DRIVE;

THENCE, WITH THE RIGHT-OF-WAY OF BONNASPRING DRIVE, WITH A CURVE CONCAVE TO THE LEFT WITH A DELTA ANGLE OF 02 DEGREES 46 MINUTES 38 SECONDS, WITH A RADIUS OF 603.59 FEET, WITH AN ARC LENGTH OF 29.26 FEET, WITH A CHORD BEARING OF SOUTH 48 DEGREES 13 MINUTES 38 SECONDS EAST, 29.25 FEET TO A P.K. NAIL (NEW) AT THE NORTHWEST CORNER OF HERMITAGE HILLS CENTER, INC. OF RECORD IN DEED BOOK 3805, PAGE 417 AND DEED BOOK 4079, PAGE 744, R.O.D.C.TN.;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID HERMITAGE HILLS CENTER, INC. THE NEXT FIVE CALLS:
1) SOUTH 34 DEGREES 38 MINUTES 48 SECONDS WEST, 113.39 FEET TO A P.K. NAIL (NEW);
2) NORTH 55 DEGREES 21 MINUTES 12 SECONDS WEST, 30.77 FEET TO A P.K. NAIL (NEW);
3) SOUTH 34 DEGREES 38 MINUTES 48 SECONDS WEST, 77.27 FEET TO A P.K. NAIL (NEW);

4) SOUTH 55 DEGREES 21 MINUTES 12 SECONDS EAST, 30.77 FEET TO A P.K. NAIL (NEW);
5) SOUTH 34 DEGREES 38 MINUTES 48 SECONDS WEST, 154.70 FEET TO A P.K. NAIL (NEW) IN THE NORTHERLY LINE OF JOHNSON/RICHARDSON, LLC. OF RECORD IN DEED BOOK 9848, PAGE 46, R.O.D.C.TN.;

THENCE, WITH SAID JOHNSON/RICHARDSON, LLC., NORTH 55 DEGREES 21 MINUTES 12 SECONDS WEST, 30.93 FEET TO A P.K. NAIL (NEW);

THENCE, CONTINUING WITH SAID JOHNSON/RICHARDSON, LLC., SOUTH 34 DEGREES 38 MINUTES 48 SECONDS WEST, 62.73 FEET TO A P.K. NAIL (NEW) IN THE NORTHERLY LINE OF SAID BAECK, INC.;

THENCE, WITH SAID BAECK, INC., NORTH 56 DEGREES 07 MINUTES 45 SECONDS WEST, 64.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 29,610 SQUARE FEET OR 0.68 ACRES MORE OR LESS.

THIS DESCRIPTION IS IN ACCORDANCE WITH AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TN 37206, PH (615)244-8591, ON DECEMBER 17, 2008, BY TED J. STEVENSON II, RLS NUMBER 2136. PROJECT NUMBER 08-128 WORK ORDER 8891. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.

THE ABOVE DESCRIBED PROPERTY IS A PORTION OF THE PROPERTY CONVEYED TO JOHNSON/RICHARDSON, LLC, BY DEED OF RECORD IN DEED BOOK 9848, PAGE 46, R.O.D.C.TN.