This instrument was prepared by:
J. Bryan Echols, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 01/22/09 15:22 5 pgs
Fees:27.00 Taxes:0.00
20090122-0005667

QUITCLAIM DEED

FROM: LIFF-NEWBERRY LEASING VENTURES, a Tennessee joint venture, Grantor

TO: REFRESHCO, LLC, a Tennessee limited liability company, 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
Refreshco, LLC 209 10th Avenue South, Suite 432 Nashville, Tennessee 37203	Same	Tract 1: 61-4-14.00 Tract 2: 105-03-0-274.00 Tract 3: 052-03-0-085.00 Tract 4: 71-5-260.00 Tract 5: 25-11-5.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

J Bry Echols
Affiant

SUBSCRIBED AND SWORN TO before me, this the 16th day of January, 2009.

TIFFANY D. KLITZING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tiffany D. Klitzing
Notary Public
My Commission Expires: May 8, 2012

FOR AND IN CONSIDERATION OF valuable consideration, the receipt and sufficiency of which is hereby acknowledged, LIFF-NEWBERRY LEASING VENTURES, a Tennessee joint venture ("Grantor"), does quitclaim unto REFRESHCO, LLC, a Tennessee limited liability

company ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to certain tracts or parcels 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 improved property known as:

Tract 1:	4902 Inglewood Court Nashville, Davidson County, Tennessee 37216
Tract 2:	1265 2nd Avenue South Nashville, Davidson County, Tennessee 37210
Tract 3:	909 Hospital Drive Madison, Davidson County, Tennessee 37115
Tract 4:	1718 A Edgewood Avenue Nashville, Davidson County, Tennessee 37207
Tract 5:	420 Rosehill Drive Goodlettsville, Davidson County, Tennessee 37072

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 16th day of January, 2009.

GRANTOR:

LIFF-NEWBERRY LEASING VENTURES, a Tennessee joint venture

By: REFRESHCO, LLC, a Tennessee limited liability company, its sole member

By:_____
ZACHARY B. LIFF
Member and Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Tiffany D. Klitzing the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared ZACHARY B. LIFF, 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 of REFRESHCO, LLC, a limited liability company, the sole member of LIFF-NEWBERRY LEASING VENTURES, the within named bargainor, a joint venture, and that he as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company in its capacity as sole member of the joint venture, and on its behalf, by himself as Authorized Representative of the limited liability company.

Witness my hand and seal, at office in Nashville, Tennessee, this 16th day of January, 2009.

TIFFANY D. KLITZING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tiffany D. Klitzing
Notary Public
My Commission Expires: May 8, 2012

EXHIBIT A

PROPERTY DESCRIPTION

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 77 on the plan of Inglewood Heights Subdivision of record in Book 1424, page 85, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 77 fronts 60 feet on the easterly margin of Inglewood Court, and extends back between parallel lines 168.3 feet to a line in the rear on which it measures 60 feet thereon.

Being the same property conveyed to LIFF-NEWBERRY LEASING VENTURES, by deed from MIKE NEWBERRY, of record as Instrument No. 20070725-0088288, said Register's Office.

Tract 2:

A certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

Being part of Lot No. 30 on the plan of John Nelson's addition to Nashville, of record in Book 2, page 182, Register's Office for Davidson County, Tennessee, said part fronts 45 feet on the west side of Second Avenue South and extends back westerly between parallel lines 127 feet to an alley in the rear. The southeast corner of this lot is 96 feet North of the Northwest corner of Second Avenue South and Tutweiler Avenue and extends thence 45 feet to the west side of Second Avenue to a point in said line; thence westerly perpendicular to Second Avenue 127 feet to an alley in the rear; thence south with the east line of said alley 45 feet; thence 127 feet east to the beginning.

Being the same property conveyed to LIFF NEWBERRY LEASING VENTURES, by deed from LIFF-NEWBERRY VENTURES, of record as Instrument No. 20080117-0005529, said Register's Office.

Tract 3:

Land in Davidson County, Tennessee, being Lot(s) 1 and 2, as shown on the map entitled Final Plat of Hospital Divide, of record as Instrument No. 20070522-0061002, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LIFF-NEWBERRY LEASING VENTURES, by deed from MICHAEL NEWBERRY, A MARRIED MAN, of record as Instrument No. 20070725-0088289, said Register's Office.

Tract 4:

Land in Davidson County, Tennessee, being Lot No. 15 on the Resubdivision of Brooklyn Heights Subdivision of record in Book 9700, page 4, Register's Office for Davidson County, Tennessee.

Lot No. 15 fronts 50 feet on the southerly side of Edgewood Avenue and runs back 135 feet between parallel lines to an alley in the rear and measures 50 feet on the southerly side of Edgewood Avenue and runs back 135 feet between parallel lines to an alley in the rear and measures 50 feet thereon.

Being the same property conveyed to LIFF-NEWBERRY LEASING VENTURES, by deed from MIKE B. NEWBERRY, A MARRIED PERSON, of record as Instrument No. 20070308-0028936, said Register's Office.

Tract 5:

Land in Davidson County, Tennessee, being Lot(s) 66, as shown on the map entitled Ranchwood Estates, Section 3, of record in Plat Book 3300, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LIFF-NEWBERRY LEASING VENTURES, by deed from LIFF-NEWBERRY VENTURES, of record as Instrument No. 20080117-0005528, said Register's Office.