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 15:32 6 pgs
Fees:32.00 Taxes:0.00
20090122-0005682

QUITCLAIM DEED

FROM: LIFF-NEWBERRY 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: 144F-B-008.00 Tract 2(a): 158B-A-1.00 Tract 2(b): 158B-A-2.00 Tract 3: 117-13-74 Tract 4: 053-12-0-232.00 Tract 5: 051-150C-002.00 Tract 6: 054-14-0-071.00 Tract 7(a): 052-01-0-359.00 Tract 7(b): 052-01-0-360.00 Tract 8: 105-03-0-278.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

J. Bryan Echols
Affiant

TIFFANY D. KLITZING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

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 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 the 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:	1126 Forestpointe Hendersonville, Sumner County, Tennessee 37075
Tract 2:	139 Caudill Drive Hendersonville, Sumner County, Tennessee 37075
Tract 3:	2811 Kenway Road Nashville, Davidson County, Tennessee 37215
Tract 4:	504 Sandy Cove Old Hickory, Davidson County, Tennessee 37138
Tract 5:	215 Walton Lane Madison, Davidson County, Tennessee 37115
Tract 6:	206 Kennett Road Old Hickory, Davidson County, Tennessee 37138
Tract 7:	401 Neely's Bend Road Madison, Davidson County, Tennessee 37115
Tract 8:	1264 2nd Avenue South Nashville, Davidson County, Tennessee 37210

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 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 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 Sumner County, Tennessee, being Lot(s) 18, as shown on the map entitled Crosspointe, Section 3, of record in Plat Book 11, page 373, as amended in Record Book 9, page 196, Register's Office for Sumner 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 VENTURES, by deed from WILLIAM B. SMITH AND WIFE, CAROL N. SMITH, of record in Record Book 2971, pages 388 and 389, said Register's Office.

Tract 2:

Parcel No. 1

Real estate located in Sumner County, Tennessee, described as follows:

Land in Sumner County, Tennessee, being Lot No. 27 on the Plan of Caudill Estates of record in Book 2, page 54, to which plan reference is hereby made for a more complete description.

Parcel No. 2

Land located in the 5th Civil District of Sumner County, Tennessee, being further identified as being the "reserved Tract" on the plat of Caudill Estates as recorded in Plat Book 2, page 54, said Register's Office.

Being the same property conveyed to LIFF-NEWBERRY VENTURES, by deed from DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, of record in Book 2713, page 506, said Register's Office.

Tract 3:

Land in Davidson County, Tennessee, being Lot No. 63 and the westerly part of Lot No. 62 on the Plan of Woodmont Estates, No. 2 of record in Book 1130, page 99, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to LIFF-NEWBERRY VENTURES, by deed from JAMES P. RAU, UNMARRIED, of record as Instrument No. 20070416-0045257, said Register's Office.

Tract 4:

Land in Davidson County, Tennessee, being Lot(s) 9, as shown on the map entitled Villas of Lakemeade, of record in Book 7900, page 530, as amended in Book 9961, page 658, 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 VENTURES, by deed from ZACHARY LIFF, of record as Instrument No. 20070423-0047696, said Register's Office.

Tract 5:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Walton Oaks Subdivision, Section 1, of record as Instrument No. 20011026-0117176 and revised as Instrument No. 20011206-0134230 (erroneously typed as Instrument No. 20011206-01343230, in Deed of Trust of record as Instrument No. 20020321-0034925), 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 VENTURES, by deed from ZACHARY B. LIFF AND MICHAEL B. NEWBERRY, of record as Instrument No. 20070404-0040568, said Register's Office.

Tract 6:

Land in Davidson County, Tennessee, being Lot(s) 169, as shown on the map entitled Brandywine Farms, Section 8, of record in Plat Book 4460, page 10, 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 VENTURES, by deed from ZACHARY B. LIFF AND MICHAEL B. NEWBERRY, of record as Instrument No. 20070404-0040567, said Register's Office.

Tract 7:

Land in Davidson County, Tennessee, being Lot(s) 1 and 2, as shown on the map entitled Idlewood Corner, of record as Instrument No. 20071024-0125609, 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 VENTURES, by deed from PLEDGED PROPERTY II, LLC, of record as Instrument No. 20070323-0035529, said Register's Office.

Tract 8:

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

Being Lot No. 12 on the plan of D.F. Wilkin Property, of record in Book 421, page 148, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 12 fronts 50 feet on the easterly side of Second Avenue, South, formerly Market Street and runs back between parallel lines 188 ½ feet to an alley.

Being the same property conveyed to LIFF-NEWBERRY VENTURES by deed from WELCOME MAT, LLC, filed for record as Instrument No. 20070125-0010046, in the Register's Office for Davidson County, Tennessee.