PICK-UP

BILL GARRETT, Davidson County
Trans:T20090037943 DEEDQC
Recvd: 06/08/09 11:20 4 pgs
Fees:22.00 Taxes:0.00
20090608-0052897

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (SLW)
3102 West End Avenue, Suite 1150
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Welton Investments, LLC 1740 Ed Temple Boulevard Nashville, TN 37208	Same	08210 0 041.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 ($1.00) Dollar, the receipt of which is hereby acknowledged, B&W Investments, a Tennessee general partnership between John B. Jewell, IV and Charles W. Crichton, hereinafter called "Grantor", has this day bargained and sold, and does hereby quitclaim and convey unto Welton Investments, LLC, a Tennessee limited liability company, hereinafter called "Grantee", its successors and assigns, all of Grantor's interest, if any, in and to certain real estate in Davidson County, Tennessee, described as follows:

See Exhibit "A" attached hereto
and incorporated herein by this reference.

This is unimproved property, known as 306 North First Street, Nashville, Tennessee.

This property is conveyed subject to taxes, restrictions, and encumbrances as may affect the same, whether of record or not.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 5th day of June, 2009.

"GRANTOR"

B & W INVESTMENTS, a Tennessee general partnership

By:_____
John B. Jewell, IV, General Partner

By:_____
Charles W. Crichton, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN TO before me, this 5th day of June, 2009.

9-19-2009
My Commission Expires

Bridget B. Ross
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John B. Jewell, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be General Partner of B&W INVESTMENTS, the within named bargainor, a Tennessee general partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as General Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 5th day of June, 2009.

Bridget B. Ross
Notary Public

My commission expires:
9-19-2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Charles W. Crichton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be General Partner of B&W INVESTMENTS, the within named bargainor, a Tennessee general partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as General Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 5th day of June, 2009.

Bridget B. Ross
Notary Public

My commission expires:
9-19-2009

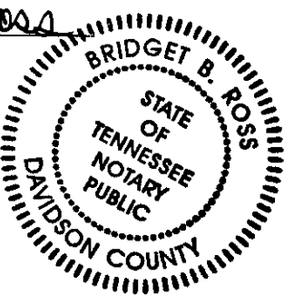


EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the First Division of the Shelby Estate in East Nashville, as of record in Plan Book 1, page 10, Chancery Court at Nashville, described according to a survey made by Parrish Engineers, Incorporated, December 30, 1965, as follows:

Beginning at a 2 inch iron pipe in the back edge of the sidewalk on the west side of North 1st Street; said pipe being the northeast corner of the property conveyed to Humble Oil & Refining Company by M.N. Young, of record in Book 3165, page 175, Register's Office for Davidson County, Tennessee, being also the common corner of said Chevron Oil Property and the Humble Oil property located at the northwest corner of North 1st and Spring Streets, said point being 113.15 feet north of the north end of a short radius curve at the northwest right-of-way of North 1st and Spring Streets; thence with Humble Oil Company's north line 85 degrees 30 minutes West 210.00 feet to a 2 inch iron pipe in the margin of an alley (now closed); thence with the east margin of said alley, north 3 degrees 5 minutes east 47.0 feet to a point; said point being the southwest corner of the property conveyed to James D. Stevens by Delia T. Holland Kidd, of record in Book 1969, page 20, said Register's Office; thence with Stevens' southerly line south 85 degrees 30 minutes east 210.00 feet to a point in the west margin of North 1st Street; thence with the west margin of North 1st Street, south 3 degrees 51 minutes west 47.0 feet to the point of beginning.

INCLUDED in the above, BUT EXCLUDED THEREFROM is that portion thereof described in the deed from George G. Treadway and wife, Dixie S. Treadway, to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8316, page 89, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to B & W Investments, a Tennessee general partnership, by deed from George B. Treadway, Trustee of the George B. Treadway Trust U/A dated October 29, 1993, of record in Book 10255, page 498, Register's Office for Davidson County, Tennessee.