BILL GARRETT, Davidson County
Trans:T20090052320 DEEDQC
Recvd: 08/03/09 12:45 6 pgs
Fees:32.00 Taxes:0.00
20090803-0072410

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DWS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
J.D.P. Properties 5008 Woodland Hills Drive Brentwood, TN 37027	Same	072-06-0-145.00 072-06-0-146.00 134-00-0-130.00 103-01-0-139.00

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, JOHN DAVID PEPPERS, TRUSTEE OF THE JOSHUA DANIEL PEPPERS 2002 VESTED TRUST by these presents does hereby quitclaim and convey unto J.D.P. PROPERTIES, a Tennessee partnership, its successors and assigns, all rights, title and interest in and to certain real property described on Exhibit A, Exhibit B, Exhibit C and Exhibit D attached hereto.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 22 day of July, 2009.

John David Peppers, as Trustee of the
Joshua Daniel Peppers 2002 Vested Trust

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, John David Peppers, as Trustee of the Joshua Daniel Peppers 2002 Vested Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22 day of July, 2009.

Patricia E Lowery
Notary Public

My Commission Expires: 05/08/2012

PATRICIA E. LOWERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

John D. Peppers
Affiant

Subscribed and sworn to before me
this 22 day of July, 2009.

Patricia E Lowery
Notary Public

My Commission Expires:
05/08/2012

PATRICIA E. LOWERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Map of E. J. Childers, Trustee's Subdivision of the J. H. Ambrose Tract, as of record in Book 57, page 144, Register's Office for said County, described as follows:

Beginning at the northwest corner of the Gallatin Turnpike and Thomas Street; thence with the westerly margin of said Turnpike northerly 100 feet; thence westerly parallel with said Thomas Street, 200 feet to a 12-foot alley; thence southerly parallel with the easterly margin of said alley 100 feet to the northerly margin of said street; thence with the northerly margin of said street, easterly 200 feet to the beginning.

ALSO a 5-foot strip of land across the entire depth of the above described lot, said strip of land being described as fronting 5 feet on the northerly margin of Thomas Street, in the southerly margin of the corrected plan of E. J. Childers, Trustee's Subdivision of the J. H. Ambrose Tract in the New 11th Civil District of said county, and running back northerly and between parallel lines 100 feet more or less to a straight line extended westerly in the northern margin of a lot conveyed to the said W. C. Cole by W. P. Ready, Trustee, September 10, 1909, as of record in Book 387, page 204, said Register's Office, said strip of 5 feet adjoining the above Lot of W. C. Cole in the rear, adding 5 feet across the entire depth of said W. C. Cole's lot, making a total depth of said Lot of 205 feet, as shown by said corrected plan as above referred to.

INCLUDED BUT EXPRESSLY EXCLUDED from this conveyance is a certain triangular tract of land in the southwest corner of said lot, and there is added to said conveyance and conveyed with the property hereinabove described, a certain triangular tract of land adjoining the northwest corner of said lot. Said triangular tracts of land so referred to are described in Deed of W. C. Cole and wife to A. D. Cole, and A. D. Cole and wife, to W. C. Cole, of record in Book 716, page 80, which was executed by the said grantors for the purposes of straightening the lines between the respective properties of the said W. C. Cole and A. D. Cole, by which deed W. C. Cole and wife conveyed the Triangular tract in the southwest corner of said lot to A. D. Cole and A. D. Cole and wife conveyed the tract adjoining the northwest corner of said Lot to W. C. Cole, reference being hereby made to said Deed for a detailed description of said tracts of land so conveyed.

The source of this description is the prior deed of record. Being the same property conveyed to John David Peppers, as Trustee of the Joshua Daniel Peppers 2002 Vested Trust from D.H. Peppers by deed of record 20090803-0072405, Register's Office for Davidson County, Tennessee, as previously conveyed to D.H. Peppers by deed of record in 6031, page 356, Register's Office for Davidson County, Tennessee.

This is improved property known as 3101 Gallatin Pike, Nashville, Tennessee 37216-3035.

EXHIBIT B

Property Description

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of E. J. Childers, Trustee's Subdivision of the J. H. Ambrose Tract, as of record in Book 57, Page 144, as corrected in Book 332, page 134, Register's Office for said County, described according to a survey made by Lewis D. Justice, Srveyor, September 23, 1949, as follows:

Beginning at an iron stake on the northerly margin of Thomas Street at the corner of Lots Nos. 3 and 8; thence with the line between said two lots, northwardly 175 feet to the common corner of Lots Nos. 3, 4, 7 and 8; thence with the line between Lots Nos. 3 and 4, eastwardly 100 feet; thence southwardly 90 feet, more or less, to a stake; thence westwardly 24.4 feet to an iron stake; thence southwardly 91.7 feet to an iron stake in the northerly margin of Thomas Street; thence with said Street, westwardly 72.3 feet to the beginning.

The source of this description is the prior deed of record. Being the same property conveyed to John David Peppers, as Trustee of the Joshua Daniel Peppers 2002 Vested Trust from D.H. Peppers by deed of record 20090303-0072406, Register's Office for Davidson County, Tennessee, as previously conveyed to D.H. Peppers by deed of record in Book 8523, page 855, Register's Office for Davidson County, Tennessee.

This is improved property known as 1019 Thomas Avenue, Nashville, Tennessee 37216-3027.

EXHIBIT C

Property Description

land in Davidson County, State of Tennessee, described as follows, to wit: A tract of land in the 5th. formerly the 7th. Civil District of Davidson County, Tennessee, being Lots nos. 7 & 8 in the subdivision of Purnell's 29.5 acre tract described according to a survey made by Watkins and Murray, surveyors, dated January 21, 1948, as follows: Beginning on the northwesterly margin of Ezell Road at the common corner of Tract 3 and Lot 8; thence with the line between said Tract 3 and Lot 8, northwestwardly 415 ft. to the easterly line of Tract 2 ; thence with the easterly line of said Tract northeastwardly 200 feet to the corner of Lots nos. 6 & 7; thence with the line between said lots, southeastwardly 375 feet to the northwesterly margin of Ezell Road, thence with said road southwestwaedly 200 feet to the point of beginning.

The source of this description is the prior deed of record. Being the same property conveyed to John David Peppers, as Trustee of the Joshua Daniel Peppers 2002 Vested Trust from D.H. Peppers by deed of record 20020103-0001407, Register's Office for Davidson County, Tennessee, as previously conveyed to D.H. Peppers by deed of record in 5015, page 119, Register's Office for Davidson County, Tennessee.

This is improved property known as 3282 Ezell Pike, Nashville, Tennessee 37211-4106.

EXHIBIT D

Property Description

Land in the 8th Civil District of Davidson County, Tennessee, being Parcel B on the Plan of the RE-Subdivision of Commercial Tract No. 2 of the Grinnell Tracts, as of record in Book 3842, page 266, Register's Office for Said County, described as follows to-wit;

Beginning at an iron pin on the southeasterly right-of-way of Charlotte Pike, said iron pin being 504 feet northeast from the extension of the center line of American Road; thence with said right-of-way North 43° 40' East, 115 feet to an iron pin; thence South 39° 13' East, 201.57 feet to an iron pin; thence South 43° 40' West, 90 feet to an iron pin; thence North 46° 20' West, 200 feet to an iron pin, the point of beginning.

The source of this description is the prior deed of record. Being the same property conveyed to John David Peppers, as Trustee of the Joshua Daniel Peppers 2002 Vested Trust from D.H. Peppers by deed of record 20090103-0072408, Register's Office for Davidson County, Tennessee, as previously conveyed to D.H. Peppers by deed of record in 4411, page 95, Register's Office for Davidson County, Tennessee.

This is improved property known as 6305 Charlotte Pike, Nashville, Tennessee 37209-2926.

7937561.1