This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214
(615) 885-0223

Davidson County DEEDQC
Recvd: 11/18/09 13:05 2 pgs
Fees:12.00 Taxes:0.00
20091118-0106205

ADDRESS NEW OWNER:
DBA, LLC
2630 Old Lebanon Road
Nashville, TN 37214

SEND TAX BILL TO:
Owner

MAP	**096**
GROUP	**010**
PARCEL	**002.00**

QUITCLAIM DEED

Prepared by information provided by the parties hereto without the benefit of a title examination

FOR AND IN CONSIDERATION of one Dollar and other consideration, **D. R. Pirtle and wife, Estelle R. Pirtle** hereinafter called the "GRANTORS", have bargained and sold , and by these presents, do transfer and convey all right, title and interest that they may have in and to the following described real property unto **DBA, LLC, a Tennessee Limited Liability Company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property in Davidson County, Tennessee, as follows:

Being lot known as The Mill Lot in the old 2nd Civil District of said County, beginning at a point on the North margin of the Lebanon Pike which intersects with the West margin of the Tennessee Central Railroad right-of-way; thence with said right-of-way North 45° West, 155 feet to a stake; thence South 4° East 118 feet to a stake on the North margin of the aforesaid pike; thence with the North margin of said pike North 86° East 100 feet to the beginning.

Being the same property conveyed to D. R. Pirtle and wife, Estelle R. Pirtle by deed from John T. Hicks and wife, Peggy Hicks dated October 1, 1990, of record in Book 8207, page 351, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is improved property known as 2630 Old Lebanon Road, Nashville, Tennessee 37214.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 16 day of November, 2009.

D. R. Pirtle

Estelle R. Pirtle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **D. R. Pirtle and wife, Estelle R. Pirtle**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Deed for the purposes therein contained.

WITNESS my hand and official seal this 16 day of November, 2009.

SHERRY GROOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: August 23, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me on this 16th day of November, 2009.

NOTARY PUBLIC
My Commission Expires:

REBECCA WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES:
JULY 24, 2011

CERTIFICATION : I, Justin Conn, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Justin Conn

State of Tennessee;County of Davidson
On this 17th day of November, 2009, personally appeared before me, Rebecca Waynick, a notary public for this county and state, Justin Conn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Waynick

REBECCA WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES:
JULY 24, 2011