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

BILL GARRETT, Davidson County
Trans:T20090083531 DEEDQC
Recvd: 12/10/09 14:53 6 pgs
Fees:32.00 Taxes:0.00
20091210-0113061

ADDRESS NEW OWNER:
Danner-Eller Golf Properties, Inc.
3939 Old Hickory Blvd.
Old Hickory, TN 37138

MORTGAGEE:
First Freedom Bank
2008 Providence Parkway
Mt. Juliet, TN 37122

SEND TAX BILL TO:
Owner

MAP
GROUP
PARCEL Attached Exhibit A

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, **Hermitage Golf Course, Inc.** hereinafter called the "GRANTOR", has bargained and sold , and by these presents, does transfer and convey all right, title and interest that it may have in and to the following described real property unto **Danner-Eller Golf Properties, Inc.**, 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:

ATTACHED "EXHIBIT A"

Hermitage Golf Course, Inc. having merged with Danner-Eller Golf Properties, Inc., as filed with the Secretary of State of Tennessee, attached as EXHIBIT "B", this conveyance being executed to facilitate and correct indexing of subject real property.

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 3939 Old Hickory Blvd., Old Hickory, Tennessee 37138

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 my hand this the 9th day of December, 2009.

Danner-Eller Golf Properties, Inc., Successor by merger to Hermitage Golf Course, Inc.

Raymond L. Danner Jr., Board Member

A Michael Eller, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Raymond L. Danner Jr.,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Board Member** of **Danner-Eller Golf Properties, Inc., successor by merger to Hermitage Golf Course, Inc.**, and **A. Michael Eller,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President** of **Danner-Eller Golf Properties, Inc., successor by merger to Hermitage Golf Course, Inc.** the within named bargainor, a corporation, and that they as such authorized officers, with the authority so to do, executed the within Deed for the purposes therein contained by signing the name of the corporation.

WITNESS my hand and official seal this 9th day of December, 2009.

NOTARY PUBLIC
My Commission Expires:

REBECCA WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: JULY 24, 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 9th day of December, 2009.

NOTARY PUBLIC
My Commission Expires:

REBECCA WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

COMMISSION EXPIRES: JULY 24, 2011

Exhibit "A"

TRACT I: (Map 63, part of parcel 204)

Land in Davidson County, Tennessee, described according to an unrecorded survey made by Mike Apple, surveyor, dated February 9, 1985, as follows:

Beginning at a concrete monument at the northwest corner of the hereinafter described Tract No. II : thence south 88 deg. 56' 32" west 51.79 feet to an iron pin; thence north 55 deg. 30' 02" west 999.59 feet to an iron pin; thence north 2 deg. 59' 35" west 488.36 feet to a concrete monument; thence north 88 deg. 13' 33" west 3,328.50 feet to the low water mark of the Cumberland River and passing a metal post in a concrete base at 3,238 feet; thence southerly along said low water mark south 31 deg. 05' 28" east 2,310.84 feet, said boundary line being subject to an easement of the United States Corps of Engineers specified by the meandering of a line along the 399.40 foot elevation (mean sea level), of record in Book 2247, page 294, Register's Office for Davidson County, Tennessee; thence leaving said low water mark on the Cumberland River south 81 degree, 37' 51" east 3,043.23 feet to a concrete monument; thence north 1 deg. 04' 46" east 1,266.10 feet to a concrete monument, the point of beginning containing 158.01 acres, more or less.

TRACT II: (Map 64 parcel 92):

Beginning at an iron pin set in the westerly right-of-way line of Old Hickory Boulevard, State Route 45, said iron pin bearing S 33 degrees 01' 00" E, 24.94 feet, as measured along said westerly line, from an existing iron pin that is a common corner of William F. Huffine, et ux. of record in Book 3177, page 370, Register's Office for Davidson County, Tennessee, and John Donelson, et al., of record in Book 5380, page 566, said Register's Office; thence,

1. With the westerly line of Old Hickory Boulevard, S 33 degrees 01' 00" E, 82.00 feet to an iron pin set; thence,

2. Leaving said westerly line with a line severing the John Donelson, et al., property, S 60 degrees 25' 39" W, 163.37 feet to an iron pin set; thence,

3. S 81 degrees 01' 11" W, 172.02 feet to an iron pin set in the easterly right-of-way line of Nashville and Eastern Railroad; thence,

4. With said easterly line, N 0 degrees 11' 00" E, 46.31 feet to an existing iron pin; thence,

5. With a 1960.08-foot radius curve to the left, 26.60 feet to an iron pin set, said curve has a chord bearing and distance of North 0 degrees 04' 06" W, 26.60 feet; thence,

6. Leaving said easterly line with a line severing the John Donelson, et al., property, N 81 degrees 01' 11" E, 145.16 feet to an iron pin set; thence,

7. N 56 degrees 55 ' 06" E, 147.79 feet to the point of beginning and containing 0.538 acres more or less.

TRACK III (Map 64 parcel 102):

Beginning at an iron pin set in the westerly right-of-way line of Nashville and Eastern Railroad, said iron pin being S 81 degrees 01' 11" W, 101.18 feet from an iron pin set, as described in call 5 of Tract II above; thence,

2. S 0 degrees 11 ' 00" W, 62.68 feet to an iron pin set; thence,

3. Leaving said Westerly line with a line severing the John Donelson, et al., property, of record in Book 6534, page 6, and Book 6292, page 654, both in Registers Office for Davidson County, Tennessee, S 81 degrees 01' 11" W, 589.20 feet to an iron pin set; thence,

4. N 89 degrees 00' 11" W, 1605.81 feet to an existing iron pin in the easterly line of R.L. Danner property of record in Book 6764, page 164, said Registers Office; thence,

5. With said easterly line, N 4 degrees 52 ' 10" E, 72.16 feet to an existing iron pin in the southerly boundary of Lakewood Heights of record in Book 3842, page 25, said Registers Office; thence,

6. With said southerly line and the southerly line of Laura Heights Subdivision of record in Book 3600, page 44, said Registers Office, and the southerly line of C.L. Ferrell, et ux., of record in Book 4010, page 767, said Registers Office, S 89 degrees 0 0 ' 11" E, 1594.65 feet to a fence corner; thence,

7. Severing the John Donelson, et al., property, N 81 degrees 01' 11" E, 594.53 feet to the point of beginning and containing 3.623 acres more or less.

TRACT IV: (Map 63, part of parcel 204)

LAND in Davidson County, Tennessee, described according to an unrecorded survey made by Mike Apple, Surveyor, dated December 13, 1985, as follows:

BEGINNING at a concrete monument on the northerly margin of an easement for roadway in purposes conveyed by William Stokley Donelson, II, et al., to R.L. Danner of record in Book 6534, page 6, Register's Office for Davidson County, Tennessee, being the common corner of the Donelson property and the property conveyed to R.L. Danner by the aforementioned deed; thence south 88 deg. 56 ' 14" east 354.94 feet to a concrete monument; thence south 01 deg. 04' 46" west 1,310.00 feet to a concrete monument; thence north 81 deg. 53' 26" west 357.88 feet to a concrete monument; thence north 01 deg. 04' 46 " east, 1,266.10 feet to the point of beginning and containing 10.50 acres, more or less.

Tracts I, II, III and IV are the same property conveyed to Hermitage Golf Course, Inc. by Deed dated January 1, 1991, from R. L. Danner, of record in Book 8331, page 575 Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

15

Secretary of State
Corporations Section
James K. Polk Building, Suite 1800
Nashville, Tennessee 37243-0306

DATE: 01/09/95
REQUEST NUMBER: 2937-1383
TELEPHONE CONTACT: (615) 741-0537
FILE DATE/TIME: 01/09/95 1002
EFFECTIVE DATE/TIME: 01/09/95 1002
CONTROL NUMBER: 0166011

TO:
CLAIBORNE K. MCLEMORE, III
SUITE 333
144 SECOND AVE.,NO.
NASHVILLE, TN 37201-1935

BOOK 9568PG450

RE:
DANNER-ELLER GOLF PROPERTIES, INC.
CHARTER AMENDMENT

THIS WILL ACKNOWLEDGE THE FILING OF THE ATTACHED DOCUMENT WITH AN EFFECTIVE DATE AS INDICATED ABOVE.

WHEN CORRESPONDING WITH THIS OFFICE OR SUBMITTING DOCUMENTS FOR FILING, PLEASE REFER TO THE CORPORATION CONTROL NUMBER GIVEN ABOVE.

PLEASE BE ADVISED THAT THIS DOCUMENT MUST ALSO BE FILED IN THE OFFICE OF THE REGISTER OF DEEDS IN THE COUNTY WHEREIN A CORPORATION HAS ITS PRINCIPAL OFFICE IF SUCH PRINCIPAL OFFICE IS IN TENNESSEE.

24325
IDENTIF. & REFERENCE

95 JAN 10 PM 3:42
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0870 01/10 0101 03CHECK 5.00

FOR: CHARTER AMENDMENT

ON DATE: 01/09/95

FROM:
CLAIBORNE K MCLEMORE III (144 2ND AVE N)
211 2ND AVE NORTH

NASHVILLE, TN 37201-0000

	FEES	
RECEIVED:	$10.00	$10.00
TOTAL PAYMENT RECEIVED:		$20.00

RECEIPT NUMBER: 00001734256
ACCOUNT NUMBER: 00084649

Riley C. Darnell

RILEY C. DARNELL
SECRETARY OF STATE

SS-4458

FILED

2937-1383

Box 15
KMD

RECEIVED
STATE TENNESSEE
95 JAN -9 AM 10:02
RILEY DARNELL
SECRETARY OF STATE

ARTICLES OF AMENDMENT

TO THE CHARTER OF

HERMITAGE GOLF COURSE, INC.

BOOK 9568 PG 451

Pursuant to the provisions of Section 48-20-106 of the Tennessee Code Annotated, the undersigned corporation does hereby submit the following as the Articles of Amendment to its charter:

1. The name of the corporation is Hermitage Golf Course, Inc.

2. The text of the amendment adopted is as follows:

Paragraph 1 of the Charter shall be amended to read as follows:

1. The name of the corporation is Danner-Eller Golf Properties, Inc.

3. The manner of exchanging issued shares as a result of this amendment is as follows:

Upon tender to the Secretary of the Corporation, certificates representing currently outstanding shares of stock in the Corporation shall be cancelled and a new certificate(s) bearing the new name of the Corporation representing the same number of shares as tendered shall be issued to each tendering shareholder.

4. The date of this amendment's adoption is Dec. 15, 1994.

5. The amendment was duly adopted by the shareholders on December 15, 1994.

EXECUTED on this the 15th day of December, 1994, to be effective upon filing with the Secretary of State for the state of Tennessee.

HERMITAGE GOLF COURSE, INC.

By: _____
Mike Eller
Title: President

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