PICK-UP

BILL GARRETT, Davidson County
Trans:T20100001132 DEEDQC
Recvd: 01/06/10 15:12 4 pgs
Fees:22.00 Taxes:0.00
20100106-0001311

This instrument was prepared by:
J. Bryan Echols, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

QUITCLAIM DEED

FROM: LIFF-NEWBERRY LEASING 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	052-03-0-086.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Affiant

SUBSCRIBED AND SWORN TO before me, this the 6th day of January, 2010.

ARMANDA WADDINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12-3-12

Armanda Waddington
Notary Public
My Commission Expires: 03-05-2012

FOR AND IN CONSIDERATION OF valuable consideration, the receipt and sufficiency of which is hereby acknowledged, LIFF-NEWBERRY LEASING 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 Davidson County, 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 unimproved property known as 913 Hospital Drive, Madison, Davidson County, Tennessee 37115.

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 6th day of January, 2010.

GRANTOR:

LIFF-NEWBERRY LEASING 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, Zachary Liff 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 LEASING 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 6th day of January, 2010.

ARMANDA WADDINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12-3-12

Armanda Waddington
Notary Public
My Commission Expires: 12-3-2012

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Final Plat of Hospital Divide, of record as Instrument No. 20070522-0061002, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the property conveyed to LIFF-NEWBERRY LEASING VENTURES, by deed from MICHAEL NEWBERRY, A MARRIED MAN, of record as Instrument No. 20070725-0088289, said Register's Office.