This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
JOHN P. BROWN, III, ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37214
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BILL GARRETT, Davidson County
Trans:T20100005625 DEEDQC
Recvd: 01/28/10 14:07 3 pgs
Fees:17.00 Taxes:0.00
20100128-0007250

ADDRESS NEW OWNERS:
BEARDEN PROPERTIES, LLC
3539 Central Pike
Hermitage, TN 37076

SEND TAX BILLS:
SAME AS OWNER

MORTGAGEE:
NONE

MAP & PARCEL:
86 / 13

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we, RIPPY'S COLLISION REPAIR, INC., and STUART BEARDEN and PALMER BEARDEN, Individually and as Officers and Shareholders of Rippy's Collision Repair, Inc., Grantors, have this day bargained and sold and by these presents do hereby transfer and convey unto BEARDEN PROPERTIES, LLC, as Grantee, its heirs and assigns, all of our right title and interest in and to the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

> Being parcel 13 on the Plat of Hockaday Industrial Park of Record in Book 4660, Page 80, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows, to wit:
>
> Beginning at a point on the northerly margin of Central Pike where it intersects with the right-of-way of the Old Hickory Branch Tennessee Central Railway, said point being the southwest corner of the property herein conveyed; thence N. 39 deg. 17' E along the easterly margin of said Railroad right-of-way 262.34 feet to a point; thence S. 53 deg. 00' E 178 feet to a point; thence S 39 deg. 17' W 187.50 feet to a point lying on the northerly margin of Central Pike; thence along the northerly margin of Central Pike N 75 deg. 19' W 195.51 feet to the point of beginning and containing 0.92 acres more or less.

Being the same property conveyed to Rippy's Collision Repair, Inc. by Quitclaim Deed from Peter Rippy and Florence G. Rippy, dated April 26, 2002, and being of record in Instrument No. 200204290052223, Register's Office for Davidson County, Tennessee, the stock and assets of Rippy's Collision Repair, Inc. having been transferred to Stuart Bearden and Palmer Bearden on April 26, 2002, and Rippy's Collision Repair, Inc. having been dissolved in accordance with the Articles of Dissolution, heretofore filed with the Secretary of State on October 15, 2002.

This is improved real property located at and known as 3539 Central Pike, Hermitage, Davidson County, Tennessee, 37076.

AND GRANTORS do hereby quitclaim unto GRANTEES, its/their successors and assigns, all of its/their interest in the property described above to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises.

WITNESS our signatures hereto this 15th day of January, 2009.

RIPPY'S COLLISION REPAIR, INC.

BY: _____

STUART BEARDEN, President

_____

STUART BEARDEN, Individually and as President and Shareholder of Rippy's Collision Repair, Inc.

_____

PALMER BEARDEN, Individually and as Secretary and Shareholder of Rippy's Collision Repair, Inc.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **STUART BEARDEN, Individually and as President and Shareholder of Rippy's Collision Repair, Inc., and PALMER BEARDEN, Individually and as Secretary and Shareholders of Rippy's Collision Repair, Inc.**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the President and Secretary, respectively, of the Corporation and are authorized as such officers to execute this instrument on behalf of said Corporation.

Witness my hand and official seal this the 15th day of January, 2009.

Christina McDaniel
NOTARY PUBLIC

My Commission Expires: Sept 3, 2012

CHRISTINA MCDANIEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 27th day of January, 2009.

NOTARY PUBLIC

LINDA SCHREINER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/6/2013