BILL GARRETT, Davidson County
Trans:T20100009189 DEEDQC
Recvd: 02/16/10 13:00 4 pgs
Fees:22.00 Taxes:0.00

20100216-0011760

This document prepared by (and after recording return to):

Name: Nathan I. Leder
Firm/Company: Nathan I. Leder, P.A.
Address: 1330 SE 4 Avenue
Address 2: Suite G
City, State, Zip: Fort Lauderdale, FL 33316
Phone: 954-761-7707

--------Above This Line Reserved For Official Use Only--------

Map 94 Parcel 43.00

QUITCLAIM DEED
(Individual to LLC)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, William H. Bodenhamer, Jr., an individual, X married ☐ unmarried, hereinafter referred to as "Grantor", does hereby demise, release and forever quitclaim unto BODENHAMER FLORIDA PROPERTIES, LLC, a Limited Liability Company organized under the laws of the state of Florida, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

~~TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.~~

The source of title in Grantor(s) is by General Warranty Deed, recorded in the office of the Register of Deeds in Book _____, at page _____, Instrument Number _____, of Davidson County, Tennessee. 20060302-0024293

WITNESS Grantor(s) hand(s) this the 1st day of January, 2010.

William H Bodenhamer
Grantor
WILLIAM H. BODENHAMER, JR.

STATE OF FLORIDA

COUNTY OF BROWARD

On this 1st day of January, 2010, before me personally appeared WILLIAM H. BODENHAMER, JR., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Stephanie Kienzle

Commission Expires:
6/30/2010

Notary Public State of Florida
Stephanie Kienzle
My Commission DD545116
Expires 06/30/2010

Grantor(s) Name, Address, phone:
WILLIAM H. BODENHAMER, JR.
1330 SE 4 Avenue
Suite A
Fort Lauderdale, FL 33316
954-524-6500

Grantee(s) Name, Address, phone:
BODENHAMER FLORIDA PROPERTIES, LLC
1330 SE 4 Avenue
Suite A
Fort Lauderdale, FL 33316
954-524-6500

SEND TAX STATEMENTS TO GRANTEE

Maximum principal indebtedness for Tennessee recording tax purposes is -0-.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Florida
County of Broward

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 1st day of January, 2010.

William H Bodenhamer Jr
Affiant

William H. Bodenhamer, Jr.
Type or Print Name

Notary Public State of Florida
Stephanie Kienzle
My Commission DD545116
Expires 06/30/2010

(Seal)

Stephanie Kienzle
Notary Public

My commission expires:
6/30/2010

Stephanie Kienzle
Type or Print Name

EXHIBIT A

PROPERTY DESCRIPTION

Map 94 Parcel 43.00

Being a tract or parcel of land located in the Third Civil District of Davidson County, Tennessee, being more particularly described as followed:

Beginning at a point in the northerly right-of-way of Lebanon Road (U.S. Highway 70), said point being the southeasterly corner of property conveyed to Brite Lands, Inc. by instrument of record No. 20010104-0001237, Register's Office of Davidson County, Tennessee and being the southwesterly corner of the herein described tract; thence, leaving said right-of-way line with the easterly lines of Brite Lands, Inc. and property conveyed to Roy C. Flowers and George Dunn by deed of record in Book 9420, page 547, Register's Office of Davidson County, Tennessee, N 76° 00 min. 30 sec. W. 280.35 feet to an existing concrete monument; thence, leaving said easterly lines with the southerly line of Lot No. 20-B, resubdivision of Section Fourteen, River Hills Industrial Park, as shown in Plan Book 4955, page 91, Register's Office of Davidson County, Tennessee, N 76° 00 min. 30 sec. E 128.20 feet to an existing iron pin; thence, continuing with said line N 80° 14 min. 30 sec. E. 208.66 feet to an existing iron pin; thence, leaving said southerly line with the westerly line of property conveyed to William Harrison Gleaves by quitclaim deed of record in Book 5477, page 157, Register's Office of Davidson County, Tennessee, S 4° 19 min. 30 sec. W, 284.09 feet to an iron rod located in the northerly right-of-way line of Lebanon Road; thence, with the northerly right-of-way line of Lebanon Road (U.S. Hwy. 70) and a curve to the left 104.70 feet, said curve having a central angle of 5° 58 min. 10 sec., a radius of 1,004.93 feet, and a chord of S 79° 28 min. 55 sec. W. 104.65 feet to an iron rod; thence, continuing S 76 ° 29 min. 55 sec. W. 184.60 feet to an iron rod and the point of beginning, containing 86,650 square feet or 1.989 acres, the same more or less, as described on a survey by Marty Cantrell, R.L.S., No. _____, P.O. Box 293192, Nashville, TN 37229, dated December 22, 2003.

Being the same property conveyed to JMP Holdings, LLC by Deed of Record in Instrument No. 20041111-90139440, Register's Office for Davidson County, Tennessee.