This instrument prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, Tennessee 37201

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO.: |
|---|---|---|
| STONER CREEK, LLC<br>3642 Central Pike<br>Nashville, Tennessee 37076 | Same | Map 86, Parcel 338<br>Map 86, Parcel 346<br>Map 86, Parcel 339 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **STONER CREEK,** a Tennessee general partnership (the "Grantor"), which is comprised of Chris Pardue, as Managing Partner, Travis Pardue, individually, and Stoner Creek, LLC, a Tennessee limited liability company, as the general partners, has bargained and sold, and by these presents does transfer, quitclaim and convey unto **STONER CREEK, LLC**, a Tennessee limited liability company, its heirs, successors, representatives, and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, described in Exhibit "A" attached hereto and incorporated herein by reference.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20100037755 DEEDQC
Recvd: 06/21/10 15:27 8 pgs
Fees:42.00 Taxes:0.00
20100621-0048411

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 30th day of April, 2010.

**STONER CREEK**

By: Chris Pardue
CHRIS PARUDE

Title: Managing Partner

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Chris Pardue
Affiant

Subscribed and sworn before me this 21st day of MAY, 2010.

BETTIE JANE WINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Bettie Jane Winton
NOTARY PUBLIC
My Commission Expires: 1-6-14

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chris Pardue, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Managing Partner of **STONER CREEK,** a Tennessee general partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand and official seal at BRENTWOOD, Tennessee, this 21st day of MAY, 2010.

BETTIE JANE WINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Bettie Jane Winton
NOTARY PUBLIC
My Commission Expires: 1-6-14

**SIGNATURE PAGE OF THE GENERAL PARTNERS OF STONER CREEK, A TENNESSEE GENERAL PARTNERSHIP**

By: Travis Pardue
TRAVIS PARDUE

Title: General Partner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Travis Pardue, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a General Partner of **STONER CREEK,** a Tennessee general partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand and official seal at NASHVILLE, Tennessee, this 21st day of JUNE, 2010.

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

Bettie Jane Winton
NOTARY PUBLIC
My Commission Expires: 1/6/14

**SIGNATURE PAGE OF THE GENERAL PARTNERS OF STONER CREEK, A TENNESSEE GENERAL PARTNERSHIP**

STONER CREEK, LLC, a Tennessee limited liability company

By: _____
JOHN DANIEL LILES

Title: Member

By: _____
LISA ANN LILES

Title: Member

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Daniel Liles, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a Member of **STONER CREEK, LLC**, a Tennessee limited liability company, a general partner of Stoner Creek, a Tennessee general partnership, and is authorized by the partnership to execute this instrument on behalf of the company as a member of the partnership.

WITNESS my hand and official seal at Hermitage, Tennessee, this 30 day of April, 2010.

_____
NOTARY PUBLIC
My Commission Expires: August 23, 2011

SHARON K. SCHILDT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2011

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Ann Liles, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a Member of **STONER CREEK, LLC**, a Tennessee limited liability company, a general partner of Stoner Creek, a Tennessee general partnership, and is authorized by the partnership to execute this instrument on behalf of the company as a member of the partnership.

WITNESS my hand and official seal at Hermitage, Tennessee, this 30 day of April, 2010.

_____
NOTARY PUBLIC
My Commission Expires: August 23, 2011

SHARON K. SCHILDT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2011

EXHIBIT "A"
Legal Description

**Map 86, Parcels 338 and 346**

Lots 1 and 2, Resubdivision of Lot #1 of 98 Stoner Creek Limited Liability Company, as described on the plat of record as Instrument No. 200008280084428 in the Register's Office for Davidson County, Tennessee, more particularly described by metes and bounds as follows:

A tract or parcel of land being part of Parcel 50 as Shown on Tax Map 86 for Nashville, Davidson County, Tennessee, and described as follows:

Beginning at an iron rod in the south margin of Central Pike and being in the easterly R.O.W. of the Seaboard Systems Railroad; thence with the said margin and being 50 feet the centerline of Central Pike, S 76 Deg. 10' 24" E, 150.00 feet to an iron rod; thence leaving said Pike S 36 Deg. 15' 41" W, 258.46 feet to an iron rod; thence S 55 Deg. 27' 54" E, 90.00 feet to an iron rod; thence S 29 Deg. 09' 51" W, 484.29 feet to an iron rod; thence S 20 Deg. 26' 40" W, 364.77 feet to an iron rod; thence N 70 Deg. 56' 38" W, 230.0 feet to an iron rod in the East R.O.W. of said Railroad and being 37.0 feet east of the centerline after the railroad tracts; thence with said R.O.W. N 19 Deg. 03' 22" E, 151.0 feet to an iron rod; thence with a curve to the right, having a radius of 2817.03 feet for a distance of 232.93 feet to an iron rod; thence with a curve to the right having a radius 2817.03, 725 feet to an iron rod; thence N 38 Deg. 32' 22" E, 8.60 feet to the point of beginning and containing 5.51 acres, more or less.

Being the same property conveyed to Stoner Creek, a Tennessee general partnership, by Quitclaim Deed from Stoner Creek, LLC, a Tennessee limited liability company, of record in Instrument No. 20040504-0050671, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT THE FOLLWING TRACTS OF LAND:

**Tract 1:**

A tract of parcel of land lying in Davidson County, TN and being the southern portion of a 5.42 acre tract and described as follows:

Beginning at an iron rod in the R.O.W. of the Seaboard Systems Railroad and being south along said R.O.W., a distance of 725.00 feet from the south R.O.W. of Central Pike (and being the northwest corner of the herein described tract) thence; leaving said railroad S 66 Deg. 12' 23" E, 230 feet to an iron rod; thence S 20 Deg. 26' 40" W, 364.77 feet to an iron rod; thence N 70 Deg. 56' 38" W, 230 feet to an iron rod in the R.O.W. of said railroad; thence with said R.O.W. N 19 Deg. 03' 22" E, 151 feet to an iron rod; thence with a curve to the right, having a radius of 2817.03 feet for a distance of 232.93 feet to the point of beginning and containing 2.0 acres more or less.

Being the same property conveyed to Odell Binkley, Jr. by QuitClaim Deed from Stoner Creek, LLC of record in Book 10370, Page 216, Register's Office for Davidson County, Tennessee.

**Tract 2:**

Beginning at the point of intersection of the existing south margin of Central Pike and the exiting southeast margin of Nashville and Eastern Railroad Authority, said point of intersection being 50.55 feet right of Central Pike proposed centerline station 24+76.61; thence with said existing south margin easterly 96 feet more or less to a point, said point being 50.40 feet right of Central Pike proposed centerline station 25+72.51; thence with the northwest boundary of the Stoner Creek, LLC property (being Tract 9 of State Project 19959-2761-54) South 39 degrees 39 minutes 16 seconds West 9.84 feet to a point, said point being 59.50 feet right of Central Pike proposed centerline station 25+68.78; thence with the proposed south margin of said road north 72 degrees 40 minutes 55 seconds West 96.27 feet to a point, said point being 59.50 feet right of Central Pike proposed centerline station 24+72.51; thence with said existing southeast margin having a 2817.03 foot radius curve right and northeasterly 8.60 feet to the point of beginning, containing 867 square feet.

Being the property conveyed from Stoner Creek, LLC, a Tennessee limited liability company, to Stoner Creek, a Tennessee general partnership, of record in Instrument No. 20040504-0050671, Register's Office for Davidson County, Tennessee.

Together with an easement for the construction of a working area for erosion control devices outside the proposed right of way line. The title to the below described land remains vested in Stoner Creek, and is to be used by the State of Tennessee, its contractors or assigns for a period of three (3) years, from and after the commencement of construction.

Beginning at a point of intersection of the existing southeast margin of said Nashville and Eastern Railroad Authority and the proposed south margin of Central Pike said point of intersection being 59.50 feet right of Central Pike proposed centerline station 24+72.51; thence with said proposed south margin south 72 degrees 40 minutes 55 seconds East 96.27 feet to a point; thence with the northwest boundary of the Stoner Creek, LLC property (tract 9) South 39 degrees 39 minutes 16 seconds West 8 feet more or less to a point; thence with the proposed margin of the herein described working area (1) westerly 73 feet more or less (2) southwesterly 117 feet more or less (3) northwesterly 20 feet more or less to a point; thence with said existing southeast margin having a 2817.03 foot radius curve right and northeasterly 111 feet more or less to the point of beginning, containing 2554 square feet point; thence with the proposed margin of the drainage facility described above North 09 degrees 12 minutes 25 seconds East 9 feet more or less to the point of beginning, containing 261 square feet.

Being the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed of record in Instrument No. 20090520-0046301, Register's Office for Davidson County, Tennessee.

**Tract 3:**

Beginning at the point of intersection of the existing south margin of Central Pike and the exiting northwest boundary of the Lojac Leasing, LLC, et al property, said point of intersection being 50.31 feet right of Central Pike proposed centerline station 26+26.61; thence with said northwest boundary South 39 degrees 39 minutes 36 seconds West 9.94 feet to a point; said point being 59.50 feet right of Central Pike proposed centerline station 26+22.83; thence with the proposed south margin of said road North 72 degrees 40 minutes 55 seconds West 54.09 feet to a point, said point being 59.50 feet right of Central Pike proposed centerline station 25+68.78; thence with the southeast boundary of the Stoner Creek property (being tract 9A of State Project 19959-2761-54) North 39 degrees 39 minutes 16 seconds East 9.84 feet to a point, said point being 50.40 feet right of Central Pike proposed centerline station 25+72.51; thence with said existing margin easterly 54 feet more or less to the point of beginning, containing 494 square feet and being part of the same property conveyed by Louis A. McRedmond Investment Group, L.P. and Odell Binkley, Jr. to Stoner Creek, LLC as of record in Book 10370, Page 205, Register's Office for Davidson County, Tennessee.

Together with a permanent easement for construction and maintenance of a drainage facility. The land described below, on which the drainage facility is to be constructed is to remain the property of the Metropolitan Government of Nashville and Davidson County, Tennessee and may be used for any purpose desired, provided such use does not interfere with the use or maintenance of said facility.

Beginning at the point of intersection of the existing south margin of Central Pike and the exiting northwest boundary of the Lojac Leasing, LLC, et al property, said point of intersection being 59.50 feet right of Central Pike proposed centerline station 26+22.83; thence with the northwest boundary South 39 degrees 39 minutes 36 seconds West 12.97 feet to a point; thence with the proposed margin of the herein described drainage facility North 72 degrees 40 minutes 55 seconds West 54.05 feet to a point; thence with the southeast boundary of said Stoner Creek property (Tract 9A) North 39 degrees 39 minutes 16 seconds East 12.97 feet to a point; thence with said proposed south margin South 72 degrees 40 minutes 55 seconds East 54.09 feet to the point of beginning, containing 649 square feet.

Being the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed of record in Instrument No. 20090520-0046302, Register's Office for Davidson County, Tennessee.

**Map 86, Parcel 339**

Being a tract or parcel of land lying in Davidson County, Tennessee and being the southern portion of a 5.42 acre tract and described as follows:

Beginning at an iron rod in the R.O.W. of the Seaboard Systems Railroad and being south along said R.O.W. a distance of 725.00 feet from the South R.O.W. of Central Pike (and being the northwest corner of the herein described tract) thence; leaving said railroad South 66 degrees 12 minutes 33 seconds East 230 feet to an iron rod; thence South 20 degrees 26 minutes 40 seconds West 364.77 feet to an iron rod; thence North 70 degrees 56 minutes 38 seconds West 230 feet to an iron rod in the R.O.W. of said railroad; thence with said R.O.W. North 19 degrees 03 minutes 22 seconds East 151 feet to an iron rod; thence with a curve to the right, having a radius of 2817.03 feet for a distance of 232.93 feet to the point of beginning and containing 2.0 acres, more or less.

Being the property conveyed to Stoner Creek, a Tennessee general partnership, from Odell Binkley, Jr., by Warranty Deed of record in Instrument No. 20091215-0114090, Register's Office for Davidson County, Tennessee.