BILL GARRETT, Davidson County
Trans:T20100044454 DEEDQC
Recvd: 07/20/10 15:37 6 pgs
Fees:32.00 Taxes:0.00
20100720-0056808

THIS INSTRUMENT PREPARED BY:
N. Courtney Hollins, Esq.
Wyatt, Tarrant & Combs, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203-1423

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $.00.

Affiant

Subscribed and sworn to before me on this the 19th day of July, 2010.

Notary Public
My Commission Expires: July 5, 2011

TAMMY RHOADES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

Name and Address of Owner	Send Tax Bills To:	Map and Parcel Number(s):
Heritage Hills Investment Partners, a Tennessee limited liability company 213 Overlook Circle, Suite B-2 Brentwood, Tennessee 37207	SAME AS OWNER	Davidson County: 076-01 83.00, 076-1 B 9.01, 076-1 B 9.00 076-01-0 33.00, 34.00, 35.00, 36.00, 37.00, 38.00, 39.00, 40.00, 41.00, 42.00, 43.00, 44.00, 45.00, 46.00, 47.00, 48.00, 49.00, 50.00 Wilson County: 074-0 1.01

RECITALS:

FOR NO CASH CONSIDERATION ($0.00), TRUST ONE BANK, A DIVISION OF SYNOVUS BANK, SUCCESSOR IN MERGER TO SYNOVUS BANK, GRANTOR, does by these presents hereby quitclaim, transfer and convey unto HERITAGE HILLS INVESTMENT PARTNERS, LLC, a Tennessee limited liability company, GRANTEE, all of it's right, title, and interest in and to a certain tract or parcel of land located in Davidson County and Wilson County, Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to existing easements and restrictions of record,

Grantee acknowledges and understands that Grantor obtained title to the Property via foreclosure. As such, notwithstanding anything to the contrary contained herein or otherwise represented, it is expressly understood and agreed that Grantee is buying the Property **"AS IS" AND "WHERE IS" AS OF THE TIME OF CLOSING, AND WITH ALL FAULTS AND DEFECTS, LATENT OR OTHERWISE, AND THAT NEITHER GRANTOR NOR ITS AGENTS OR REPRESENTATIVES, NOR ANY**

AFFILIATE THEREOF, IS MAKING ANY REPRESENTATIONS OR WARRANTIES, EITHER EXPRESSED OR IMPLIED, BY OPERATION OF LAW OR OTHERWISE, WITH RESPECT TO THE QUALITY, PHYSICAL CONDITIONS OR VALUE OF THE PROPERTY OR ITS SUBDIVISION, THE PROPERTY'S HABITABILITY, SUITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, THE PRESENCE OR ABSENCE OF CONDITIONS ON THE PROPERTY THAT COULD GIVE RISE TO A CLAIM FOR PERSONAL INJURY, PROPERTY OR NATURAL RESOURCE DAMAGES; THE PRESENCE OF HAZARDOUS OR TOXIC SUBSTANCES, MATERIALS OR WASTE, SUBSTANCES, CONTAMINANTS, OR POLLUTANTS ON, UNDER OR ABOUT THE PROPERTY; OR THE INCOME OR EXPENSES FROM OR OF THE PROPERTY.

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.

[SIGNATURE ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, GRANTOR has hereunder set its hand this ____ day of July, 2010.

GRANTOR:

TRUST ONE BANK, a Division of Synovus Bank

By: _____
Ron Hansen, Executive Vice President

STATE OF TENNESSEE)
COUNTY OF Shelby

Before me, Susan Griggs, of the State and County aforesaid, personally appeared RON HANSEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executive Vice President of TRUST ONE BANK, a Division of Synovus Bank, the within named bargainor, and that he as such Executive Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the TRUST ONE BANK, a Division of Synovus Bank, by himself as Executive Vice President.

Witness my hand and seal, at office in Memphis TN this 15 day of July, 2010.

_____
Notary Public

My Commission Expires: 4-6-14.

SUSAN GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires April 6, 2014

45404239.3

EXHIBIT "A"
SURVEY LEGAL DESCRIPTION

Land lying in the Ninety-Ninth Councilmanic District of Hermitage, Davidson County, Tennessee and the First Civil District of Wilson County, Tennessee being the same property conveyed to Rusco Company of record in Instrument 20041102-0132114, R.O.D.C. and being more particularly described as follows:

Beginning at an iron pin (set) in the southerly Right of Way of Lebanon Pike (104'R.O.W.), also being the northeasterly corner of the hereon described tract;

Thence along or near the westerly and southerly lines of Kwik Sak Real Estate Holdings, LLC of record in Instrument 200610050123764, R.O.D.C. the next three (3) courses and distances:

Thence, along a curve to the right having a radius of 25.00 feet and a central angle of 17°27'39", being subtended by a chord which bears South 08°00'30" West, a distance of 7.59 feet, having an arc distance of 7.62 feet to an iron pin (found);

Thence, South 16°44'20" East, a distance of 176.99 feet to an iron pin (found);

Thence, North 75°30'24" East, a distance of 141.53 feet to an iron pin (found);

Thence, along or near the westerly line of Charles Rowlett of record in Instrument 20040819-100399, R.O.D.C. South 06°02'20" West, a distance of 311.87 feet to an iron pin (set);

Thence, along or near the westerly and southerly lines of Oak Creek Subdivision of record in Plat Book 5200, Page 96, R.O.D.C. the next three (3) courses and distances:

Thence, South 07°50'23" West, a distance of 487.69 feet to a concrete monument (found);

Thence, South 85°04'47" East, a distance of 1137.42 feet to an iron pin (found);

Thence, South 85°58'50" East, a distance of 436.12 feet to an iron pin (set);

Thence, along or near the westerly line of Harold Crye of record in Deed Book 839, Page 543, R.O.W.C. South 08°47'30" West, a distance of 1091.78 feet to an iron pin (found);

Thence, along or near the northerly line of Hickory Falls, LLC of record in Instrument Number 200901070001558, R.O.D.C., South 87°59'13" West, a distance of 1114.86 feet to an iron pin (found);

Thence, along or near the easterly lines of Tulip Grove Woods, Phase 1 of record in Plat Book 6200, Page 69, R.O.D.C. the next four (4) courses and distance:

Thence, North 12°14'50" West, a distance of 300.00 feet to a concrete monument (found);

Thence, North 65°26'51" West, a distance of 190.08 feet to a concrete monument (found);

Thence, North 29°35'52" West, a distance of 158.36 feet to a concrete monument (found);

Thence, North 78°30'31" West, a distance of 339.46 feet to a concrete monument (found);

Thence, along the easterly lines and southerly line of Anthony King of record in Deed Book 10540, Page 916, R.O.D.C. the next four (4) courses and distances:

Thence, North 07°07'08" East, a distance of 223.15 feet to a 1" pipe (found);

Thence, North 08°07'26" East, a distance of 154.22 feet to a 1" pipe (found);

Thence, North 06°43'13" East, a distance of 458.39 feet to an iron pin (set) at a cedar stump;

Thence, North 81°54'32" West, a distance of 384.85 feet to an iron pin (found);

Thence, along or near the easterly lines of Nashville Broadband, LLC of record in Instrument 20010507-0046909, R.O.D.C. and Hickory Falls, LLC of record in Instrument 20090107-0001559, R.O.D.C. the next three (3) courses and distances:

Thence, North 08°17'49" East, a distance of 52.43 feet to an iron pin (found);

Thence, North 08°08'39" East, a distance of 268.27 feet to an iron pin (set);

Thence, North 04°17'07" East, a distance of 84.59 feet to an iron pin (set);

Thence, along or near the southerly and easterly lines of Ahmed Al/Kaifl of record in Deed Book 9928, Page 734, R.O.D.C. and Syda Uda of record in Instrument 20040609-0068331, R.O.D.C. the next three (3) courses and distances:

Thence, North 75°32'56" East, a distance of 516.34 feet to an iron pin (found);

Thence, North 16°41'01" West, a distance of 175.22 feet to an iron pin (found);

Thence, along a curve to the left having a radius of 25.00 feet and a central angle of 15°02'29", being subtended by a chord which bears North 24°12'15" West, a distance of 6.54 feet, having an arc distance of 6.56 feet to an iron pin (set);

Thence, along a curve to the left having a radius of 3326.04 feet and a central angle of 0°53'37", being subtended by a chord which bears North 72°26'38" East, a distance of 51.88 feet, having an arc distance of 51.88 feet to the Point of Beginning.

Containing 2,275,760 Square Feet or 52.24 Acres, more or less.

Being the same property conveyed to Heritage Hills Investment Partners, LLC, a Tennessee limited liability company, by deed from Trust One Bank, a division of Synovus Bank, successor in merger to Synovus Bank of record in Instrument Number 20100720-0056807, Register's Office for Davidson County.

Included in the above described property but expressly excluded therefrom is the following described property:

Land in Davidson County, Tennessee, being Unit Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, and 32, on the Plan of Final Plat of Heritage Hills Townhomes, Phase I, of record in Instrument No. 20070807-0093892, Register's Office for Davidson County, Tennessee, and as further described in the Master Deed of Heritage Hills Townhomes

of record in Instrument No. 20070821-0100155, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Grand Developers, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20070927-0115328, Register's Office for Davidson County, Tennessee.