This Instrument Prepared By:
Miller & Martin PLLC (AGS)
1200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20100050336 DEEDQC
Recvd: 08/13/10 12:41 3 pgs
Fees:17.00 Taxes:0.00
20100813-0064094

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Parcel Identification Number:
Fesslers Holdings, LLC 6005 Hillsboro Pike Nashville, Tennessee 37215	Same	10605016300

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the undersigned, VERA G. SADLER (the "Grantor"), do hereby quitclaim and convey unto FESSLERS HOLDINGS, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of my right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee and more particularly described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this the 13th day of July, 2010.

Vera G. Sadler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kelly Parkinson, a Notary Public in and for said County and State, Vera G. Sadler, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 13th day of July, 2010.

Kelly Parkinson
Notary Public

KELLY PARKINSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires AUG. 23, 2011

My Commission Expires:

8-23-2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00 and no other monetary consideration.

Vera G. Sadler
Affiant

SUBSCRIBED AND SWORN to before me this 13th day of July, 2010.

Kelly Parkinson
Notary Public

KELLY PARKINSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires AUG. 23, 2011

My Commission Expires

EXHIBIT A

PROPERTY DESCRIPTION

All that certain land situated in the City of Nashville, Davidson County, Tennessee, more fully described as follows:

Beginning at an iron rod situated in the westerly margin of Polk Avenue, said point also being the southeast corner of the B&G Auto & Truck Repair, Inc. property of record in Book 4773, Page 312, R.O.D.C., TN;

Thence, along said road, S 01°54'29" W, a distance of 68.09" to an iron rod;

Thence, leaving said road, S 63°11'23" W, a distance of 409.91 feet to an iron rod;

Thence, S 03°45'00" W, a distance of 25.37 feet to an iron rod;

Thence, along a curve to the right, having a central angle of 15°45'48", a radius of 2168.15 feet, a tangent of 300.15 feet, a length of 596.50 feet, a chord which bears S 71°18'01" W, a distance of 594.62 feet to an iron rod situated in the easterly margin of Fesslers Lane;

Thence, along said road, N 03°09'10" W, a distance of 100.95 feet to an iron rod;

Thence, leaving said road, along a curve to the left, having a central angle of 12°48'58", a radius of 2068.15 feet, a tangent of 232.27 feet, a length of 462.61 feet, and having a chord which bears N 72°24'03" E, a distance of 461.65 feet to an iron rod;

Thence, S 84°14'31" E, a distance of 38.82 feet to an iron rod;

Thence, N 63°11'23" E, a distance of 515.28 feet to the point of beginning and containing 82,501.331 square feet or 1.894 acres of land, more or less.

TOGETHER WITH all right, title and interest in and to half of Polk Avenue and Fesslers Lane.

BEING more particularly shown on plat of survey dated October 9, 1997 prepared by Allen R. Trumbo, Registered Land Surveyor Number 1127, Dale and Associates at 516 Heather Place, Nashville, TN 37204.

Valuation Section 205, Map 7, Parcel Number 19, 20 and 21.

Being the same property conveyed to Earl H. Sadler and wife, Vera Sadler, by deed from Sadler Bros. Trucking & Leasing Co., Inc., a Tennessee corporation, dated July 31, 2000, of record as Instrument Number 20000801-0076066, Register's Office for Davidson County, Tennessee, the said Earl H. Sadler having since died on December 24, 2009, with title to the property vesting solely in Vera G. Sadler at his death.