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 12:42 4 pgs
Fees:22.00 Taxes:0.00
20100813-0064095

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Parcel Identification Numbers:**
Hermitage Holdings, LLC 6005 Hillsboro Pike Nashville, Tennessee 37215	Same	09413000900 09413001000 09413001100 09413001200 09413001400

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 HERMITAGE HOLDINGS, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of my right, title, and interest in and to those certain tracts or parcels 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

My Commission Expires:

KELLY PARKINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

EXHIBIT A

PROPERTY DESCRIPTION

TRACT I:

Land in Davidson County, Tennessee, being Part of Lots Nos. 1 and 2, Block "K" Hermitage Addition, of record in Book 57, pages 42 and 43, Register's Office for said County, described as follows:

BEGINNING 40 feet east of the southeast corner of Keith and Filmore Streets, in the City of Nashville, runs thence Eastward along the south side of Filmore Street, 40 feet; thence southward parallel to Keith Street, 154½ feet, more or less, to an alley; thence with the north margin of said alley, eastward 40 feet; thence northward, parallel to Keith Street, 154½ feet, more or less to the beginning.

TRACT II:

Land in Davidson County, Tennessee, being the easterly 30 feet of Lot No. 2 and all of Lot No. 3 of Block "K" on the plan of Hermitage Addition, as of record in Book 57, pages 43 and 108, Register's Office for said County.

Said part of Lot No. 2 and all of Lot No. 3 front together 80 feet on the southerly side of Hermitage Avenue, formerly Lebanon Turnpike or Filmore Street, and extend back 154 feet, more or less, on the westerly line and 154.5 feet, more or less, on the easterly line to the northerly margin of an alley, measuring 80 feet thereon.

TRACT III:

Land in Davidson County, Tennessee, being Lot No. 4, 5 and the west 10 feet of Lot 6, Block "K", on the plan of Hermitage Addition, as of record in Book 57, page 108, Register's Office for Davidson County, Tennessee.

Said Lots and part of said lot adjoin and front together 110 feet on the southerly side of Hermitage Avenue, and runs back between parallel lines 150 feet, more or less to an alley.

TRACT IV:

Land lying and being in the 1st Civil District of Davidson County, Tennessee, and being the easterly 50 feet of Lot No. 6 in Block K of the Hermitage Addition to Nashville (see Plan of Lots in Book 57, page 43, Register's office for Davidson County, Tennessee.)

This lot faces the south side of Filmore Street, and beginning at a point 50 feet west of the west border of Edgar Street, on the south side of Filmore Street; thence running east along South side of Filmore Street 50 feet to the west side of Edgar Street; thence south along the borders of Edgar Street, 148 feet more or less to an alley; thence west 50 feet along the north side of said alley; thence north along a line parallel to Edgar Street 148 feet more or less to the starting point.

Being the same property conveyed to Earl H. Sadler and wife, Vera G. Sadler, by deed from Juanita Hearn, a widow (being one and the same person as Juanita Allison Hearn), of record in Book 6652, page 613, 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.