BILL GARRETT, Davidson County
Trans:T20100050674 DEEDQC
Recvd: 08/16/10 14:21 4 pgs
Fees:23.00 Taxes:1943.73
20100816-0064565

THIS INSTRUMENT PREPARED BY:
Douglas S. Hale, Attorney
HALE & HALE, PLC
312 First Tennessee Bank Bldg.
Franklin, Tennessee 37064

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Southern Hospitality Investments, Inc. Steve Griffin, President 233 Bedford Way Franklin, Tennessee 37064	SAME	114 - 277 04.-0A-2.00-CO

FOR AND IN CONSIDERATION of the sum of Five Hundred Twenty Five Thousand Three Hundred Thirty One and 71/100 ($525,331.71) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **BBC HOLDINGS, INC.,** a Tennessee corporation, (hereinafter called **"GRANTOR"**), hereby quitclaims and conveys all of its right, title and interest in and to those certain tracts or parcels of land in Davidson County, Tennessee described as follows, unto **SOUTHERN HOSPITALITY INVESTMENTS, INC.,** a Tennessee corporation (hereinafter individually and collectively called the **"GRANTEE"**), their successors and assigns, to-wit:

FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO, WHICH IS INCORPORATED HEREIN BY REFERENCE AS FULLY AS IF SET FORTH HEREIN VERBATIM.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION REQUESTED OF OR PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS REQUESTED OR CONDUCTED BY THE PREPARER THEREOF.

This includes 14.978 acres, more or less, of unimproved property known as Woodland Forest Subdivision located in Nashville, Davidson County, Tennessee, together with unimproved property located in Goodlettsville, Davidson County, Tennessee known as 313-B Bluebird.

WITNESS, the hand of the undersigned this 27 day of July, 2010, in Franklin, Tennessee.

BBC HOLDINGS, INC.
a Tennessee corporation

By: _____
Harrison Crabtree, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Harrison Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of BBC Holdings, Inc., the within named bargainor, a Tennessee corporation, and that he, as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

Witness my hand and official seal at office this 27 day of July, 2010.

_____
Notary Public

My commission expires: My Commission Expires January 26, 2014

DOUGLAS S. HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for the value of this transfer is five hundred twenty five thousand three hundred thirty one and 71/100 ($525,331.71) Dollars.

_____
Affiant

Sworn to and subscribed before me, this 27th day of July, 2010.

_____
Notary Public

My commission expires: My Commission Expires January 26, 2014

DOUGLAS S. HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"

Being a certain parcel of land located in the Twenty-Third Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Said parcel being bounded on the North by the final plat entitled "Woodland Forest, Section Two" not of record; Woodland Way, a proposed 50 foot wide public road; Eagle Ridge, a proposed 50 foot wide public road; and by the final plat entitled "Woodland Forest, Section One" of record in Plat Book 6900, page 534, Register's Office for Davidson County, (RODC) Tennessee, on the East by Interstate 40 and Robert D. Fulton of record in Instrument No. 20030501-0058233, RODC, Tennessee, on the South by Eagle Crest Partnership of record in Deed Book 7281, page 477, RODC, Tennessee, on the West by Thousand Oak Estates of record in Plat Book 3700, page 82, RODC, Tennessee, and being more particularly described as follows:

Beginning at an iron rod (new) lying in the westerly right of way of Interstate 40, said rod being the northerly most corner or Robert D. Fulton, the southeast corner of Woodland Forest Section One, and the northeast corner of herein described tract; thence, with the westerly line of said Robert D. Fulton, South 29 deg 59' 05" West 169.14 feet to an iron rod (new); thence continuing with the westerly line of said Robert D. Fulton, South 29 deg 01' 40" West; 377.39 feet to an iron rod (new), said rod being the northeast corner of Eagle Crest Partnership; thence with the northerly line of Eagle Crest Partnership for the next four (4) calls: North 66 deg 09' 12" West 318.37 feet to an iron rod (new); thence South 48 deg 50' 58" West 295.00 feet to an iron rod (new) thence; North 88 deg 05' 33" West 75.00 feet to an iron rod (new); thence North 74 deg 27' 40" West 206.52 feet to an iron rod (new) lying in the easterly line of Lot 21 of Thousand Oaks Estates; thence with the easterly line of said Thousand Oaks Estate for the next four (4) calls: North 03 deg 03' 43" East, 212.89 feet to an iron rod (new) lying in the westerly line of Lot 19 of said Thousand Oaks Estates; thence, North 02 degrees 17' 56" East 35.10 feet to an iron rod (new) lying in the easterly line of Lot 18 of said Thousand Oaks Estates; thence, North 03 deg 26' 53" East 405.76 feet to an iron rod (new) lying in the easterly line of Lot 13 of said Thousand Oaks Estates; thence, North 03 deg 19' 53" East, 130.46 feet to an iron rod (new) lying in the easterly line of Lot 12 of said Thousand Oaks Estate and being the southwest corner of Woodland Forest Section Two; thence, with the southerly line and said Woodland Forest Section Two, South 68 deg 21' 17" East 268.05 feet to an iron rod (new) lying in the westerly right of way of proposed Woodland Way; thence, with the proposed westerly right of way of said Woodland Way, along a curve to the left having a radius of 32.500 feet, a central angle of 04 deg 09' 28", an arc length of 23.58 feet and a chord bearing and distance of South 19 deg 24' 58" West, 23.58 feet to an iron rod (new); thence, with a line severing said proposed Woodland Way, South 72 deg 51' 52" East, 158.75 feet to an iron rod (new), said rod being the southeast corner of Lot 44 of said Woodland Forest, Section Two; thence, with the easterly line of said Lot 44 North 33 deg 09'16" East 79.99 feet to an iron rod (new) lying in the southerly right of way of proposed Eagle Ridge; thence, with the southerly right of way of said proposed Eagle Ridge, along a curve to the left having a radius of 720.00 feet, a central angle of 02 deg 22' 44", an arc length of 29.89 feet and a chord bearing and distance of South 58 deg 02' 26" East 29.89 feet to an iron rod (new); thence with a line severing said proposed Eagle Ridge, North 30 deg 52' 35" East 128.04 feet to an iron rod (new), said rod being the easterly most corner of said Woodland Forest, Section Two and a southerly corner of Woodland Forest, Section One; thence, with the southerly line of said Woodland Forest Section One for the next five (5) calls: North 77 deg 05' 49" East 78.09 feet to an iron rod (new); thence, South 72 deg 29' 37" East, 276.06 feet to an iron rod (new)' thence, South 65 deg 56' 36" East 158.00 feet to an iron rod (new); thence, South 05 deg, 55' 19" West 159.73 feet to an iron rod (new); thence South 78 deg 23' 49" East, 15.44 feet to the point of beginning and containing 652,450 square feet or 14.978 acres, more or less according to the above courses and distances. Survey dated August 19, 2004 by Kevin Birdwell, Tennessee RLS #1797.

BEING the same property conveyed to BBC Holdings, Inc. by Warranty Deed from Tennessee Commerce Bank of record in Instrument No. 20091216-0114614, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Unit A of Rivergate Professional Building, a Professional Office Condominium as shown on the Master Deed of record in Book 10222, page 752, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements appurtenant to said unit as set forth in the Master Deed and the Association Agreement of Rivergate Professional Building of record in Book 10222, page 767, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to BBC Holdings, Inc. by Warranty Deed from Tennessee Commerce Bank of record in Instrument No. 20091216-0114613, Register's Office for Davidson County, Tennessee.