BILL GARRETT, Davidson County
Trans:T20100050674 DEEDQC
Recvd: 08/16/10 14:22 3 pgs
Fees:18.00 Taxes:7390.14
20100816-0064566

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	Map 145-2 Parcel 88 Map 145-2 Parcel 94 Map 145-2 Parcel 95 Map 145-6 Parcel 74 Map 145-6 Parcel 75 Map 145-6 Parcel 76

FOR AND IN CONSIDERATION of the sum of One Million Nine Hundred Ninety Seven Thousand Three Hundred Thirty Five and 54/100 ($1,997,335.54) 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 OF OR CONDUCTED BY THE PREPARER THEREOF.

This includes Lot No. 1 (1427 Tyne Blvd.), Lot No. 9 (1240 Saxon Drive), Lot No. 10 (1238 Saxon Drive), Lot No. 11 (1236 Saxon Drive), Lot No. 12 (1256 Saxon Drive), and Lot No. 13 (1260 Saxon Drive) in Tyne Estates, Davidson County, Tennessee.

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.

DOUGLAS S. HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires January 26, 2014

_____
Notary Public

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for the value of this transfer is $1,997,335.54.

_____
Affiant

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

DOUGLAS S. HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires January 26, 2014

_____
Notary Public

My commission expires: _____

EXHIBIT "A"

Parcel One

Land in Davidson County, Tennessee, being Lot Nos. 1, 9 and 10 on the Plan of Final Plat Revision to Lots 1, 9, 10 Tyne Estates of record in Instrument No. 20061122-0145431, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Parcel Two

Land in Davidson County, Tennessee, being Lot Nos 11, 12, 13, on the Plan of Final Plat Tyne Estates of record in Instrument No. 20060913-0113525, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

BEING a part of the same property covneyed to BBC Holdings, Inc. by Warranty Deed from Tennessee Commerce Bank of record in Instrument No. 20091216-0114612, Register's Office for Davidson County, Tennessee.