BOX #14A

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20100054472 DEEDQC
Recvd: 09/01/10 08:23 3 pgs
Fees:17.00 Taxes:0.00
20100901-0069308

State of Tennessee)
County of Davidson)

G#20399-6A

The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2010.

Notary Public

My commission expires: 2/24/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
6968 Nolensville Road, LLC	**"New Owner"**	**Map 186**
5416 Brownstone Drive		**Parcels 011.00, 012.00, 013.00, & 013.01**
Brentwood, Tennessee 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Peggy O. Sells, Jack Huddleston Sells, and Sells Properties, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

6968 Nolensville Road, LLC, a Tennessee limited liability company (said entity is also identified by Tennessee Secretary of State Control #606067)

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NO. I:

BEING a tract of land in the 5th Civil District of Davidson County, Tennessee, formerly, the 17th Civil District of Williamson County, Tennessee, bounded and described as follows:

BEGINNING at a point, it being the N. W. corner of said tract of land, and the intersection of Nolensville Turnpike, with Hill Road; thence, South 87 1/4° East 590 feet with the southerly margin of Hill Road to a point in the bend of said road; thence, South 7 1/2° West, 81 feet to a point 3 feet South of a wild cherry tree; thence, South 88 3/4° West with the North margin of Old Toll Gate Lot No. 3, 477 feet to a post in the East margin of Nolensville Turnpike; thence, with the easterly margin of said Turnpike, North 40° West 158 feet to the point of beginning, containing 1.22 acres, more or less, according to survey made by Erle Drake, County Surveyor of Davidson County, Tennessee, August 23, 1921.

This is improved (X) unimproved ( ) property, known as: 7235 Old Burkitt Rd, Antioch, TN 37013 – Map 186, Parcel 011.00

TRACT NO. II:

BEING a lot or parcel of land located and situated in the Fifth Civil District of Davidson County, Tennessee, and described as follows:

BEGINNING at the Southwest corner of William Fly land, on the East side of State Highway No. 11 and running in a southerly direction along the East side of State Highway No.11 for a distance of 93 feet to a stake; thence, in an easterly direction about 496 feet to the center of Old Hill Road; thence, along Old Hill Road to William Fly's Northeast corner; thence, along William Fly's East boundary about 73 feet to Fly's Southeast corner; thence, along Fly's South boundary line to the beginning, containing about 1 acre, more or less.

This is improved (___) unimproved (_X_) property, known as: 6960 Nolensville Pk, Brentwood, TN 37027 – Map 186, Parcel 012.00

THE ABOVE TRACT NOS. I AND II ARE DESCRIBED TOGETHER AS FOLLOWS:

The foregoing property is further described in accordance with the survey of C. Michael Moran, RLS, entitled "Boundary Survey of the Louis W. Atwood Property," dated November 16, 2006, revised November 17, 2006:

BEING a certain parcel of land located in the 31st Councilmanic District of Nashville, Davidson County, Tennessee, and being further described as follows:

BEGINNING at an old iron rod situated at the intersection of the easterly margin of Nolensville Pike and the southerly margin of Old Burkitt Road; thence, leaving the said margin of Nolensville Pike and along the said margin of Old Burkitt Road, S 84° 44' 38" E, 475.41 feet to a point; thence, with a curve to the right having a radius of 191.89 feet and arc length of 156.510 (chord = S 60° 48' 18" E, 152.20 feet) to an old iron rod; said rod being the Northeast corner of the now or formerly Roy Estes Perry property as recorded in Book 8095, Page 664, Register's Office for Davidson County, Tennessee; thence, leaving the said margin of Old Burkitt Road and along the northerly boundary line of Perry and generally with an old fence line S 81° 01' 18" W 473.13 feet to an old iron rod situated in the aforementioned easterly margin of Nolensville Pike; said iron rod also being the Northwest corner of the Perry property; thence, leaving the said Perry property and along the said margin of Nolensville Pike, N 36° 23' 18" W, 237.64 feet to the point of beginning, containing 1.48 acres (64,368 square feet).

BEING the same property conveyed to Sells Properties, a Tennessee general partnership, by Deed from Louis W. Atwood, of record in Instrument No. 20061122-0145196, Register's Office for Davidson County, Tennessee, and further conveyed to 6968 Nolensville Road, LLC, a Tennessee limited liability company, by Quitclaim Deed dated February 22nd, 2007, from Sells Properties, a Tennessee general partnership, of record in Instrument No. 20070301-0025393, said Register's Office.

TRACT NO. III:

BEING a certain parcel of land located in the 31st Councilmanic District of Nashville, Davidson County, Tennessee, and being further described as follows:

BEGINNING at an iron rod situated in the northerly margin of Nolensville Pike, said iron rod also being situated 43 feet □ along said margin of Nolensville Pike from the westerly margin of Burkitt Road, said iron rod also being the Southwest corner of the Mimosa Properties, LLC, property recorded as Instrument No. 20041026-0128747 in the Register's Office for Davidson County, Tennessee ("RODC"); thence, leaving the Mimosa Properties, LLC, property and along the said margin of Nolensville Pike N 36° 33' 04 West 304.97 feet to an old iron rod, said rod being the Southeast corner of the Louis W. Atwood property as recorded in Book 8456, Page 341, RODC; thence, leaving the said margin of Nolensville Pike and along the easterly boundary line of Atwood N 81° 01' 18" East 473.13 feet to an old iron rod situated in the southerly margin of Old Burkitt Road; thence, leaving the said Atwood boundary line and along the said margin of Old Burkitt Road S 39° 16' 11" East 173.20 feet to an iron rod, said iron rod being the Northwest corner of the aforesaid Mimosa Properties, LLC, property; thence, leaving the said margin of Old Burkitt Road and along the westerly boundary line of the Mimosa Properties, LLC, property and generally with an old fence line S 64° 57' 15" West 436.38 feet to the point of beginning, containing 2.31 acres (100,583 square feet) according to a survey entitled "Boundary Survey, Roy Estes Perry Property" dated July 21, 2006, revised July 24, 2006, prepared by C. Michael Moran, RLS (TN No. 970).

BEING the same property conveyed to 6968 Nolensville Road, LLC, a Tennessee limited liability company, by General Warranty Deed dated March 6th, 2007, from Roy E. Perry and wife, Bernice S. Perry, of record in Instrument No. 20070306-0027791, Register's Office for Davidson County, Tennessee.

This is improved (___) unimproved (_X_) property, known as: 6968 Nolensville Pk, Brentwood, TN 37027 – Map 186, Parcel 013.00

TRACT NO. IV:

BEING a certain parcel of land located in the 31st Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an old iron rod situated in the northerly margin of Nolensville Pike, said iron rod also being the Southeast corner of the Roy Estes Perry property as recorded in Book 8095, Page 664, Register's Office for Davidson County, Tennessee ("RODC"); thence, leaving the said margin of Nolensville Pike and along the easterly boundary line of Perry and generally with an old fence line N 64° 57' 15" East 436.38 feet to an old iron rod; said iron rod being situated in the southerly margin of Old

Burkitt Road; thence, leaving the said boundary line of Perry and along the said margin of Old Burkitt Road S 39° 16' 11" East 266.94 feet to an iron rod situated in the northerly margin of Burkitt Road; thence, leaving the said margin of Old Burkitt Road and along the said margin of Burkitt Road N 88° 17' 55" West 536.49 feet to an iron rod; said iron rod being the intersection of the said margin of Burkitt Road and the aforesaid margin of Nolensville Pike; thence, leaving the said margin of Burkitt Road and along the said margin of Nolensville Pike N 36° 33' 04" West 47.12 feet to the point of beginning, containing 1.53 acres (66,831 square feet) according to a survey entitled "Boundary Survey of the Mimosa Properties, LLC Property" dated September 5, 2006, prepared by C. Michael Moran, RLS (TN No. 970).

BEING the same property conveyed to 6968 Nolensville Road, LLC, a Tennessee limited liability company, by General Warranty Deed dated March 6th, 2007, from Mimosa Properties, LLC, an Illinois limited liability company, of record in Instrument No. 20070306-0027790, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as: 7203 Old Burkitt Rd, Antioch, TN 37013 – Map 186, Parcel 013.01

THIS Quitclaim Deed has been executed and delivered by all of the Members of the former Tennessee entity known as 6968 Nolensville Road, LLC, a Tennessee limited liability company, said former entity is also identified by Tennessee Secretary of State Control Number 540043 (the "Old Entity"). Upon the filing of Articles of Termination of the Old Entity on April 2, 2009, the assets of the Old Entity vested in the Members of the Old Entity. Following the termination, the Members intended to reform the Old Entity. Since a reversal of the termination was not possible, the Members formed the new entity which is named as Grantee above, and do hereby re-convey the said property to the within named Grantee.

Witness my/our hand(s) this 31st day of **August, 2010.**

Peggy O. Sells

Jack Huddleston Sells

Sells Properties, a Tennessee general partnership

By: _____
Jack Howard Sells, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Peggy O. Sells and Jack Huddleston Sells,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of **August, 2010.**

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Jack Howard Sells,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Managing Partner** of **Sells Properties,** the within named bargainor, a Tennessee general partnership, and that he as such **Managing Partner,** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of **August, 2010.**

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN