BILL GARRETT, Davidson County
Trans:T20100058438 DEEDQC
Recvd: 09/16/10 15:07 2 pgs
Fees:12.00 Taxes:0.00
20100916-0073906

THIS INSTRUMENT PREPARED BY: ALLEN D. LENTZ **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $NONE. Affiant Subscribed and sworn to before me, this 15th day of September, 2010. Notary Public My Commission Expires: 3-9-13

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
1007 Old Tree LLC c/o Saraga & Lipshy, P.A. 201 N.E. 1st Avenue Delray Beach, FL 33444	1007 Old Tree LLC c/o Saraga & Lipshy, P.A 201 N.E. 1st Avenue Delray Beach, FL 33444	106 02 0 047.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **H&E PRINTING, INC.** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **1007 OLD TREE, LLC,** a Delaware limited liability company, all right, title and interest of Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1, Section Fifteen, Elm Hill Business Center of record in Plat Book 5190, page 605 at the Register's office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron rod at the northeast corner of Lot 1, Section No. One, Elm Hill Industrial Sites of record in Plat Book 3842, page 140 at the Register's office for Davidson County, Tennessee;

Thence with the northerly line of said Lot 1, North 82 deg 51 min 18 sec West, 302.38 feet to an existing iron rod at a corner Lot 1 on Section Ten, Elm Hill Business Center of record in Plat Book 5190, page 489;

Thence with the northerly line of said Lot 1, Section Ten, North 75 deg 57 min 50 sec West, 7.01 feet to an existing iron rod at a corner common with Lot 1 on the Revision of Lots 1, 2 and 3, Second Revised Plan of Elm Hill Business Center, Section Three of record in Plat Book 5200, page 313;

Thence with the easterly line of said Lot 1 on the Revision of Lots 1, 2 and 3, North 10 deg 39 min 06 sec East, 170.94 feet to a point on the southerly right-of-way line of Old Tree Court, 60 feet in width;

Thence with the southerly right-of-way of Old Tree Court for the following three calls:

1) South 79 deg 20 min 56 sec East, 6.22 feet to an existing hole in a concrete curb,

2) With a curve to the right having a radius of 60.00 feet, a curve length of 43.39 feet and a chord bearing and distance of South 58 deg 40 min 21 sec East, 42.46 feet to an existing iron rod,

3) With a curve to the left having a radius of 60.00 feet, a curve length of 113.70 feet and a chord bearing and distance of North 87 deg 45 min 25 sec East, 97.44 feet to a point at a corner common with Lot 1, Section Five, Elm Hill Pike Business Center of record in Plat Book 5210, page 26, said point being South 56 deg 06 min 48 sec East of an existing iron rod;

Thence leaving the southerly right-of-way line of Old Tree Court with the southerly line of said Lot 1, Section Five, South 56 deg 06 min 48 sec East, 176.86 feet to an existing iron rod at a corner common with Lot 4, Interstate Business Center, Section 2 of record in Plat Book 4460, page 113;

Thence with the westerly line of said Lot 4, South 07 deg 14 min 04 sec West, 90.00 feet to the point of beginning; containing 42,689 square feet or 0.980 acres more or less, according to survey dated July 20, 2010, Job Number 10143, by R. Scott Cherry, RLS No. 1512.

Being the same property conveyed to Michele B. Nicklas by deed from the Heirs to the Estate of Bassel E. Taylor by deed dated September 22, 1994, recorded on October 20, 1994, of record in Book 9498, page 271, Register's Office for Davidson County, Tennessee.

This is improved property known as 1007 Old Tree Court, Nashville, TN 37210.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 15th day of September, 2010.

H & E Printing, Inc.

By: _____
Charles E. Nicklas, Jr., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Iva J. Binkley of the state and county mentioned, personally appeared **CHARLES E. NICKLAS, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of H & E Printing, Inc., the within named bargainor, a corporation, and that as such president, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of September, 2010.

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

_____
Notary Public

My Commission Expires: 3-9-13