BILL GARRETT, Davidson County
Trans:T20100077985 DEEDQC
Recvd: 12/10/10 12:42 3 pgs
Fees:17.00 Taxes:0.00
20101210-0098556

This instrument prepared by:
Waller Lansden Dortch & Davis, LLP
Matthew G. Noggle, Esq.
511 Union Street, Suite 2700
Nashville, TN 37219

# QUITCLAIM DEED

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER |
|---|---|---|
| WVF Properties, LLC<br>Attn: William L. Vallett, Jr.<br>1101 Safety Harbor Cove<br>Old Hickory, TN 37138 | Same | Map 75,<br>Parcel 33 |

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant, as President of
WVF Properties, LLC

Subscribed and sworn to before me, this the 9th day of December, 2010.

MICHAEL S. PEEK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Comm. Expires: March 3, 2014

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 and sufficiency of which is hereby acknowledged, H.G. HILL REALTY COMPANY, LLC, a Tennessee limited liability company (the "Grantor"), by these presents does hereby quitclaim and convey unto WVF PROPERTIES, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all its right, title and interest, in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described in Exhibit A, attached hereto and incorporated herein by reference (the "Property").

This is unimproved property known as 0 Lebanon Pike, Nashville, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

IN WITNESS WHEREOF, the Grantor has executed this Deed effective as of December 9, 2010.

H.G. HILL REALTY COMPANY, LLC, a Tennessee limited liability company

By: H.G. Hill Company, its sole member

By: _____
Name: Celeste Patterson
Title: Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Celeste Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be Treasurer of H.G. Hill Company, the sole member of H.G. Hill Realty Company, LLC, a Tennessee limited liability company, the within named bargainor, and that she as such Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the sole member by herself as Treasurer.

Witness my hand and seal, at office in Nashville, Tennessee, this the 9th day of December, 2010.

_____
NOTARY PUBLIC

My Commission Expires: 9/8/13

**EXHIBIT "A"**

Legal Description of the Property

Being a parcel of land in Nashville, General Services District Fourteenth Councilmanic District, Davidson County, Tennessee, located in the northeasterly quadrant of the intersection of Lebanon Pike and Juarez Drive and being more particularly described as follows:

BEGINNING at a point in the easterly right-of-way line of Lebanon Pike, said point being northerly 146.15 feet from the northerly right-of-way line of Juarez Drive;

THENCE, with said easterly right-of-way line, N31°42'40"E, 387.43 feet to a point;

THENCE, continuing with said line with a curve to the left 646.29 feet to a point, said curve having a central angle of 12°35'46", a radius of 2,939.79 feet, a tangent of 324.45 feet, and a chord of N25°24'47"E, 644.99 feet;

THENCE, leaving said right-of-way line with a southerly line of right-of-way taking deed of record in Book 4992, Page 25, R.O.D.C., with a curve to the left 93.34 feet to a point, said curve having a central angle of 59°45'26", a radius of 89.50 feet, a tangent of 51.20 feet and a chord of N78°02'14"E, 89.17 feet;

THENCE, leaving said line with the southerly line of property conveyed to Richard H. Watts Family Ltd. Partnership by Instrument No. 200012290127453, R.O.D.C., S86°57'20"E, 171.46 feet to a point in the westerly right-of-way line of CSX Transportation Railroad;

THENCE, with said right-of-way line, S15°30'40"W, 1,240.30 feet to a point in the northerly right-of-way line of Juarez Drive;

THENCE, with said right-of-way line the following calls:

N86°42'20"W, 1.41 feet to a point,

N87°02'57"W, 187.70 feet to a point,

With a curve to the right 123.25 feet to a point, said curve having a central angle of 07°13'14", a radius of 793.51 feet, a tangent of 61.75 feet and a chord of N82°36'00"W, 123.13 feet;

THENCE, leaving said right-of-way line with the easterly line of Lot No. 1 as shown on the Plan of First Union National Bank Plat of record in Book 9700, Page 303, R.O.D.C., N11°51'02"E, 170.50 feet to a point;

THENCE, with the northerly line of said Lot No. 1, N58°17'20W, 154.30 feet to the point of beginning.

Containing 410,294 square feet of 9.42 acres, more or less.

Being portion of the property conveyed to H.G. Realty Company, a Tennessee corporation, limited liability company, by Warranty Deed from Harry D. Dodson and Mrs. Marcelle S. Dotson Estes, of record in Book 4389, Page 603, Register's Office for Davidson County, Tennessee.