BILL GARRETT, Davidson County
Trans:T20100078105 DEEDQC
Recvd: 12/10/10 16:28 6 pgs
Fees:32.00 Taxes:0.00
20101210-0098717

Prepared By and Returnable to:
Bone McAllester Norton PLLC (CTH)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bill To:	Map & Parcel Nos.:
CMA, LLC 20 E. Main Street, #42 Los Gatos, CA 95030	New Owner	096 12 0 032.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, TMC, LLC, a Tennessee limited liability company ("Grantor"), do hereby quitclaim and convey unto CMA, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land, and permitted encumbrances thereto, located in Davidson County, Tennessee as described in Exhibits A and B attached hereto:

SEE EXHIBITS A & B attached hereto

This is improved property known as 0 Stewarts Ferry Pike, Nashville, Davidson County, Tennessee 37214. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from recorded documents and the Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9th day of December, 2010.

TMC, LLC, a Tennessee Limited Liability Company

By: _____
TIMOTHY A. McADAMS, President

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer is $ 0.00.

AFFIANT

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

Notary Public

My Commission Expires:

Nov 7, 2012

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, C. Tucker Herndon, a Notary Public in and for said County and State, Timothy A. McAdams, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of **TMC, LLC,** the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 9th day of December, 2010.

NOTARY PUBLIC

My Commission Expires:

Nov 7, 2012

EXHIBIT A

TRACT I:
Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron rod at a corner common with Lot 113 of Hickory Bend, Section 1 of record in Plat Book 3300, page 38 and common with Lot 144 of Hickory Bend, Section 1A of record in Plat Book 3842, page 148;

Thence with the southerly line of Hickory Bend, Section 1A and the southerly terminus of Hickory Bend Drive for the following two calls:
1) North 78 deg 30 min 49 sec East, 85.75 feet to an existing iron rod,
2) South 82 deg 08 min 42 sec East, 167.48 feet to an existing iron rod on the westerly property line of Lot 24 of Hickory Bend, Section 1 of record in Plat Book 3300, page 38;

Thence with the southerly line of said Hickory Bend, Section 1 for the following four calls:
1) With a curve to the left having a radius of 304.60 feet, a curve length of 40.26 feet and a chord bearing and distance of South 04 deg 04 min 38 sec West, 40.23 feet to an existing iron rod,
2) North 89 deg 57 min 06 sec East, 106.90 feet to an existing iron rod,
3) South 47 deg 09 min 57 sec East, 239.01 feet to an existing iron rod,
4) South 85 deg 58 min 21 sec East, 226.71 feet to an iron rod set on the southerly line of Lot 30;

Thence with a severance line through the property conveyed to Luckey Development of record in Instrument No. 20030108-0003681, South 04 deg 01 min 39 sec West, 466.50 feet to an iron rod set on the northerly right-of-way line of McCrory Creek Road, width varies;

Thence with the northerly right-of-way line of McCrory Creek Road for the following three calls:
1) North 89 deg 30 min 44 sec West, 17.97 feet to an existing iron rod,
2) With a curve to the left having a radius of 460.61 feet, a curve length of 186.27 feet and a chord bearing and distance of South 78 deg 54 min 09 sec West, 185.01 feet to an existing iron rod,
3) North 02 deg 33 min 44 sec East, 6.50 feet to an existing iron rod at a corner common with Lot 1 of the Lucius Agee Property of record in Plat Book 4660, page 18;

Thence with the easterly line of said Lot 1 Lucius Agee for the following two calls:
1) North 86 deg 05 min 57 sec West, 359.12 feet to an existing iron rod,
2) North 66 deg 51 min 42 sec West, 80.49 feet to a point at a corner common with Lot 107 of said Hickory Bend, Section 1;

Thence with the easterly line of Hickory Bend, Section 1 for the following four calls:

1) North 08 deg 34 min 43 sec East, 190.00 feet to an existing iron rod at the terminus of Lakeland Drive,
2) South 81 deg 04 min 04 sec East, 15.05 feet to an existing iron rod,
3) North 08 deg 32 min 38 sec East, 95.11 feet to an existing iron rod,
4) North 21 deg 11 min 22 sec West, 410.70 feet to the point of beginning; containing 382,453 square feet or 8.780 acres more or less, according to a survey by R. Scot Cherry, Tennessee RLS # 1512, dated May 27, 2008.

TRACT II:
Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing concrete monument on the southerly right-of-way line of Cloverwood Drive at a corner common with Lot 32 of Hickory Bend, Section 1 of record in Plat Book 3300, page 38;

Thence with the southerly right-of-way line of Cloverwood Drive, South 50 deg 15 min 54 sec East, 23.48 feet to an existing concrete monument at the terminus of Cloverwood Drive;

Thence first with the terminus of Cloverwood Drive, North 41 deg 30 min 02 sec East, 50.00 feet to an existing iron rod at a corner common with Lot 13 of said Section 1, Hickory Bend;

Thence with the southerly line of Section 1, Hickory Bend for the following six calls:
1) North 41 deg 20 min 02 sec East, 94.77 feet to an existing concrete monument,
2) North 13 deg 55 min 51 sec West, 120.71 feet to an existing concrete monument,
3) North 79 deg 49 min 23 sec East, 87.56 feet to an existing concrete monument,
4) South 73 deg 10 min 01 sec East, 104.99 feet to an existing concrete monument,
5) North 16 deg 48 min 35 sec East, 85.27 feet to an existing concrete monument,
6) With a curve to the left having a radius of 25.00 feet, a curve length of 39.42 feet and a chord bearing and distance of North 28 deg 01 min 53 sec West, 35.46 feet to an existing iron rod on the southerly right-of-way line of Stewarts Ferry Pike, width varies;

Thence with the southerly right-of-way line of Stewarts Ferry Pike for the following three calls:
1) South 73 deg 25 min 28 sec East, 40.07 feet to an existing iron rod,
2) South 65 deg 16 min 11 sec East, 207.51 feet to an existing iron rod,
3) South 73 deg 22 min 40 sec East, 84.11 feet to an existing iron rod at the intersection with the northerly right-of-way line of McCrory Creek Road, width varies;

Thence with the northerly right-of-way line of McCrory Creek Road for the following seven calls:
1) South 26 deg 56 min 08 sec West, 11.87 feet to an existing iron rod,
2) With a curve to the right having a radius of 2551.85 feet, a curve length of 371.64 feet and a chord bearing and distance of South 31 deg 03 min 18 sec West, 371.31 feet to an existing iron rod,
3) South 35 deg 28 min 46 sec West, 364.53 feet to an existing iron rod,

4) With a curve to the right having a radius of 216.22 feet, a curve length of 113.85 feet and a chord bearing and distance of South 49 deg 52 min 21 sec West, 112.54 feet to an existing iron rod,
5) North 24 deg 34 min 44 sec West, 10.00 feet to an existing iron rod,
6) With a curve to the right having a radius of 256.50, a curve length of 112.21 feet and a chord bearing and distance of South 77 deg 57 min 18 sec West, 111.32 feet to an existing iron rod,
7) North 89 deg 30 min 44 sec West, 247.71 feet to an iron rod set;

Thence with a severance line through the property conveyed to Luckey Development of record in Instrument No. 20030102-0000654, North 04 deg 01 min 39 sec East, 466.50 feet to an iron rod set on the southerly line of Lot 30 of said Section 1, Hickory Bend;

Thence with the southerly line of Section 1, Hickory Bend for the following three calls:
1) South 85 deg 58 min 21 sec East, 94.43 feet to an existing iron rod,
2) South 86 deg 04 min 17 sec East, 85.56 feet to an existing concrete monument at a corner common with Lot 32,
3) North 38 deg 24 min 11 sec East, 90.30 feet to the point of beginning; containing 381,318 square feet or 8.754 acres more or less, according to a survey by R. Scot Cherry, Tennessee RLS # 1512, dated May 27, 2008.

TRACTS I and II: Being part of the same property conveyed to Luckey Development, a Tennessee general partnership composed of Jere F. Luckey and David J. Luckey by deed from Nashville Land Fund, Ltd., L.P., a Tennessee limited partnership, dated December 31, 2002 and recorded on January 2, 2003 in Instrument No. 20030102-0000654 and rerecorded on January 8, 2003 in Instrument No. 20030108-0003681, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to TMC, LLC, by warranty deed from Luckey Development, a Tennessee general partnership composed of Jere F. Luckey and David J. Luckey, dated August 21, 2008 and recorded on October 25, 2008 in Instrument No. 20080825-0087127, Register's Office, Davidson County, Tennessee.

EXHIBIT B

1. Real estate taxes for 2010, a lien, now due and payable but not yet delinquent, which shall be paid by Grantor.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8290, page 931, said Register's Office.

3. Permanent Right-of-Way of record in Book 6415, page 171, said Register's Office.

4. Greenbelt Application Approval of record in Book 9844, page 739, said Register's Office.

5. Easement for the flow of the waters of the McCrory Creek and the rights of the public therein.

6. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of McCrory Creek.

7. Rights of upper and lower riparian owners to the flow of the waters of McCrory Creek free from diminution or pollution.

Matters shown on the ALTA/ACSM Land Title Survey, Nashville Land Fund, Ltd. Property, Stewarts Ferry Pike, dated December 16, 2002, last revised December 31, 2002, prepared by Jackie L. Dillehay, Tennessee No. 1417, Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Job No. 85-133, Wk. Order 2095, and Surveyor's Report, dated December 31, 2002.