BILL GARRETT, Davidson County
Trans:T20110001974 DEEDQC
Recvd: 01/10/11 12:38 3 pgs
Fees:17.00 Taxes:0.00
20110110-0002694

THIS INSTRUMENT PREPARED BY:
PERRONE & YOUNG, ATTYS.
109 Westpark Drive, Suite 330
Brentwood, TN 37027

New Owner:	Send Tax Bills To:	Map and Parcel #
PC Realty, LLC 110 Lynnwood Blvd Nashville, TN 37205	PC Realty, LLC 110 Lynnwood Blvd. Nashville, TN 37205	Map 114, Parcel 166.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged **BancorpSouth Bank,** by these presents does hereby quitclaim and convey unto **PC Realty, LLC, a Tennessee limited liability company,** its heirs and assigns, all of its right, title and interest in and to the following described tract of land:

See Exhibit A attached hereto for legal description.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

This conveyance is done for the sole purpose of vesting fee simple in PC Realty, LLC, a Tennessee limited liability company.

Witness my hand this 7th day of January, 2011.

BancorpSouth Bank

By_____
Christopher Marchetti,
Its Senior Vice President

By:_____
Ken Farmer
Its President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value for this transfer, whichever is greater is $0.

Affiant

Sworn to and subscribed before me this 7th day of January, 2011.

Notary Public

My commission expires: 11/7/2011

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Christopher Marchetti, Senior Vice President of BancorpSouth Bank**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Senior Vice President of BancorpSouth Bank, the within bargainor, and corporation, and that he as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by the said Christopher Marchetti, as Senior Vice President of BancorpSouth Bank.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 7th day of January, 2011.

Notary Public

My Commission Expires: November 7, 2011

My Commission Expires:_____

KIMBERLY L. BELCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Ken Farmer, President of BancorpSouth Bank**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the President of BancorpSouth Bank, the within bargainor, and corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by the said Ken Farmer as President of BancorpSouth Bank.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 7th day of January, 2011.

Notary Public

My Commission Expires: November 7, 2011

My Commission Expires:_____

KIMBERLY L. BELCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

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 the common corner between Phase 1 – Westview Place as of record in Plat Book 7900, page 506 and Belle Valley, as of record in Plat Book 6250, page 182, at the Register's Office for Davidson County, Tennessee; thence with the westerly property line of Belle Valley, South 09 deg 29 min 34 sec West, 437.43 feet to an existing iron rod; thence North 76 deg 25 min 16 sec West, 264.32 feet to an existing iron rod on the easterly property line of Mary E. Buttrey, as of record in Instrument No. 200604110041494, at said Register's Office; thence with the easterly property line of Mary E. Buttrey, North 10 deg 53 min 49 sec East, 356.06 feet to an existing iron rod; thence North 76 deg 50 min 32 sec West, 185.08 feet to an existing iron rod on the easterly right-of-way line of Interstate 40; thence with the easterly right-of-way line of Interstate 40, North 57 deg 58 min 53 sec East, 93.87 feet to an existing concrete monument; thence North 32 deg 44 min 09 sec East, 300.65 feet to an existing concrete monument at a corner common with said Phase I – Westview Plaza; thence with the property line of Westview Plaza, South 10 deg 02 min 47 sec West, 75.39 feet to an existing iron rod; thence South 70 deg 20 min 35 sec East, 257.86 feet to an existing iron rod; thence South 10 deg 18 min 59 sec West, 166.78 feet to the point of beginning, containing 185,299 square feet (4.25 acres more or less) as surveyed by Michael H. Charette, RLS No. 2048, Cherry Land Surveying, Job No. 10245, dated January 5, 2011.

Being the same property conveyed to PC Realty, LLC by deed from BancorpSouth Bank recorded of record in Instrument No. 20110110.0002693, Register's Office for Davidson County, Tennessee.

EASEMENT DESCRIPTION

Being a ingress/egress easement for the benefit of BancorpSouth Bank, as of record in Deed Instrument 200904290038567, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows; commencing at the Southwest property corner of Wal-Mart Stores, Inc., as of record in Deed Book 8881, Page 150, at the Register's Office for Davidson County, Tennessee, said corner being on the easterly right-of-way line of Interstate 40; thence leaving the easterly right-of-way of Interstate 40, South 09 deg 47 min 08 sec West, 63.93 feet to the point of beginning; thence with the centerline of a 60 foot wide ingress/egress easement, through the property of Sam's Real Estate Business Trust, as of record in Deed Instrument 200701160006421, at said Register's Office, South 52 deg 34 min 09 sec West, 228.14 feet to a point; thence South 33 deg 19 min 09 sec West, 631.01 feet to a point on the northerly property line of said BancorpSouth Bank, and there is included within this grant of ingress/egress the additional non-exclusive right of ingress and egress to and from the access area, described above, over the private street sometimes referred to as Rocky Lane, which is a paved street which is a part of Tract 1 and intersects Old Hickory Boulevard, a public street, so that Grantee will have access to a public street from Tract 2, as surveyed by Michael H. Charette, RLS No. 2048, Cherry Land Surveying, Job No. 10245, dated January 5, 2011