Box 14A

G-4619-4
Box 14-A

BILL GARRETT, Davidson County
Trans:T20110010521 DEEDQC
Recvd: 02/22/11 08:24 2 pgs
Fees:12.00 Taxes:0.00
20110222-0014133

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Triple Z Properties, LLC 2111 Nolensville Road Nashville, TN 37211	New Owner	Map 105-16-0 Parcels 183, 186, 190, 191 and 192

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, E & S AUTO SALES AND REPAIR, INC., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto TRIPLE Z PROPERTIES, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND lying in Nashville, Davidson County, Tennessee, also known as Lots 58-65, 106 and part of 105 and 107, on the Plan of H. H. Turner's re-survey of Christopher and Kirkman's South Park Addition, as of record in Plat Book 547, page 37, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod set on the westerly right-of-way line of Nolensville Pike, width varies, at a corner common with Earl C. Shacklett, as of record in Book 5842, page 119, at said Register's Office; thence South 65 degrees 56 minutes 5 seconds West, 78.26 feet to an iron rod set; thence North 35 degrees 44 minutes 20 seconds West, 77.03 feet to an iron rod set; thence North 50 degrees 52 minutes 23 seconds West, 9.71 feet to an iron rod set; thence North 81 degrees 52 minutes 54 seconds West, 146.86 feet to an iron rod set at a corner common with Harold Kornman, as of record in Book 4506, page 441, at said Register's Office; thence with the easterly property line of Harold Kornman, North 8 degrees 7 minutes 6 seconds East, 86.30 feet to an iron rod set; thence North 42 degrees 15 minutes 46 seconds West 178.15 feet to an iron road set; thence North 52 degrees 54 minutes 50 seconds, East 89.00 feet to an iron rod set at a corner common with Billy Ray Bowers, as of record in Book 6742, page 835, at said Register's Office; thence with the westerly and southerly property line of Billy Ray Bowers, South 45 degrees 11 minutes 59 seconds East, 29.03 feet to an iron rod set; thence North 45 degrees 15 minutes 10 seconds East, 146.66 feet to an existing iron rod on the westerly right-of-way line of said Nolensville Pike; thence with the westerly right-of-way line of Nolensville Pike, South 42 degrees 22 minutes 57 seconds East, 102.78 feet to an iron rod set; thence along a curve to the right with an arc length of 373.89 feet, the radius of which is 1235.30 feet, the central angle of which is 17 degrees 20 minutes 31 seconds, the chord of which is South 33 degrees 42 minutes 27 seconds East, 372.64 feet to the point of beginning, containing 101,147 square feet (2.32 acres, more or less).

Being the same property conveyed to E & S Auto Sales and Repair, Inc. By Warranty Deed from Roy S. Shacklett, as Executor of the Estate of Mrs. Helen B. Shacklett and as Trustee of the Shacklett Family Trust, of record in Instrument No. 20060801-0093542, Register's Office for Davidson County, Tennessee.

This is imporved property known as 2115 Nolensville Road, Nashville, TN 37211.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF JOHN T. COOK, P.C., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 17th day of February, 2011.

E & S AUTO SALES AND REPAIR, INC.,
a Tennessee corporation

S-2-P

By: Samad Zanjanipour
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Samad Zanjanipour, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of E & S AUTO SALES AND REPAIR, INC., a Tennessee corporation, the within named bargainor, 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 himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of February, 2011.

Notary Public
My Commission Expires: 2/24/13

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

S-2-P

Affiant

Subscribed and sworn to before me this
17th day of February, 2011.

Notary Public
My commission expires: 2/24/13

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY