THIS INSTRUMENT WAS PREPARED BY:

Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF **TENNESSEE**
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0-.

Affiant

SUBSCRIBED AND SWORN TO BE ME, THIS 31st DAY OF **MARCH**, 2011.

Notary Public

My Commission Expires: AUG 2 1 2012

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Address of New Owner:	**Send Tax Bill To:**	**Map/Parcel Numbers:**
THE HICKEY FAMILY PARTNERSHIP, LP	**NEW OWNER**	**042 12 0 071.00**
209 WILLIAMS AVENUE	**211 WILLIAMS AVENUE**	
MADISON TN 37215	**Madison, TN 37115**	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CAPITOL TOOL & DIE CO., INC., NKA CAPITOL TOOL & DIE MANAGEMENT, INC.,** "GRANTORS", by these presents, does hereby quitclaim and convey all of its interest unto **THE HICKEY FAMILY PARTNERSHIP, LP,** herein called "GRANTEES", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson** County, State of **Tennessee**, described as follows, to-wit:

"SEE ATTACHED EXHIBIT A."

This is **unimproved** property known as **209 Williams Avenue, Madison TN 37215**

TO HAVE AND TO HOLD the said tract/parcel of land, with the appurtenances, estate title and interest therein belonging to said Grantee, his heirs and/or successors and assigns, forever. The Grantor makes no covenants and/or warranties with said Grantees and said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect title to said property.

WITNESS our hands this **31st** day of **MARCH, 2011.**

General Partner:

JEFF HICKEY, President of Capitol Tool & Die Management, Inc.

Limited Partners:

Capitol Tool & Die Management, Inc.

JEFF HICKEY, President

BILL GARRETT, Davidson County
Trans:T20110020098 DEEDQC
Recvd: 04/06/11 09:22 4 pgs
Fees:22.00 Taxes:0.00
20110406-0026477

Limited Partners (Cont'd):

The Hickey Family Partnership, LP
BY: Hickey Management, Inc., GP:

Betty Hickey
BETTY HICKEY, President

Lisa J Bennett
LISA BENNETT, Limited Partner of
The Hickey Family Partnership, LP

Jeffery D. Hickey
JEFF HICKEY

Robert Moore
ROBERT MOORE

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **JEFF HICKEY**, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is President/ General Partner/ Limited Partner of Capitol Tool & Die Management, Inc and that he/she/they is authorized by Capitol Tool & Die Management, Inc to execute this instrument on its behalf by his/her/their self as such President/ General Partner/ Limited Partner.

Witness my hand this **31st** day of **MARCH, 2011**

CALVIN ERIC CANTRELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Calvin Eric Cantrell

Notary Public

My commission expires: _____

My Commission Expires on
September 23, 2013

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BETTY HICKEY**, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is President of The Hickey Family Partnership, LP and Hickey Management, Inc., GP and that he/she/they is authorized by The Hickey Family Partnership, LP and Hickey Management, Inc., GP to execute this instrument on its behalf by his/her/their self as such President.

Witness my hand this **31st** day of **MARCH, 2011**

CALVIN ERIC CANTRELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Calvin Eric Cantrell

Notary Public

My commission expires: _____

My Commission Expires on
September 23, 2013

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **LISA BENNETT**, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is Limited Partner of The Hickey Family Partnership, LP and that he/she/they is authorized by The Hickey Family Partnership, LP to execute this instrument on its behalf by his/her/their self as such Limited Partner.

Witness my hand this **31st** day of **MARCH, 2011**

CALVIN ERIC CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Calvin Eric Cantrell

Notary Public

My commission expires: My Commission Expires on September 23, 2013

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **ROBERT MOORE**, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is Limited Partner of Capitol Tool & Die Management, Inc and that he/she/they is authorized by Capitol Tool & Die Management, Inc to execute this instrument on its behalf by his/her/their self as such Limited Partner.

Witness my hand this **31st** day of **MARCH, 2011**

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Notary Public

My commission expires: AUG 2 1 2012

EXHIBIT A

Land lying in the 11th Civl District of Davidson County, Tennessee, being part of Lot No. 1 of the "Gee Lands", not of record, described as follows:
Beginning at an iron pipe in the east right of way of the L & N Rialroad, 300 feet south of the right of way of Williams Avenue; thence south 80° 59' east 160 feet to an iron pipe: thence south 81° 12' east 112.16 feet to an iron pin: thence south 17° 55' west 437.5 feet to an iron pipe; thence north 88° 04' west 275 feet to an iron pipe in the L & N Rialroad right of way; thence with the right of way of said L & N Railroad, north 17° 22' east 471 feet to the point of beginning, containing 2.78 acres; together with a 20 foot perpetual easement for egress and ingress across the land of Rich P. Richards, which is located between the above land and Williams Avenue, being the easterly 20 feet of same and extending from the northeasterly corner of above land to said Williams Avenue.
Including but excluding therefrom a tract of one acre, more or less.

Being the same property conveyed to Capitol Tool & Die Co., Inc. by Quitclaim Deed from William R. Stinnett, Trustee, recorded on January 17, 1975 in Book 4882, Page 171, in the Register's Office of Davidson County, Tennessee.

David A Hickey, Jr. having since died on January 2, 1998.

Jeff Hickey, Jeff D. Hickey, Jr., and Jeffrey D. Hickey, Jr. are one and the same person.