THIS INSTRUMENT PREPARED BY:

T. Turner Snodgrass, Attorney
404 James Robertson Parkway
Suite 2100
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20110023014 DEEDQC
Recvd: 04/19/11 11:21 4 pgs
Fees:22.00 Taxes:0.00
20110419-0030149

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Rutherford)

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

Howard Lee Spain Jr.
Affiant

Subscribed and sworn to before me this 4th day of March, 2011. Howard Lee Spain, Jr.

Notary Public

My Commission Expires: 2-17-2014

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel Nos.**
Hickory Manor Ltd., L.P. 404 James Robertson Pkwy. Suite 2100 Nashville, TN 37219	Hickory Manor Ltd., L.P. 404 James Robertson Pkwy. Suite 2100 Nashville, TN 37219	Map 136 Parcel 012800

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 4th day of March, 2011, by and between Howard Lee Spain, Jr. ("Grantor") and Hickory Manor Ltd., L.P. ("Grantee").

WITNESSETH

For and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following described real estate:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Source of Grantor's equitable interest is a deed as recorded in Instrument Number 20100929.0077439, Register's Office for Davidson County, Tennessee.

This is unimproved property.

IN WITNESS WHEREOF. Grantor has caused this instrument to be executed on the date first written above.

Howard Lee Spain Jr.
GRANTOR

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard Lee Spain, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within named instrument for the purposes therein contained.

Witness my hand and official seal on this 4th day of ~~February~~ March, 2011.

Notary Public

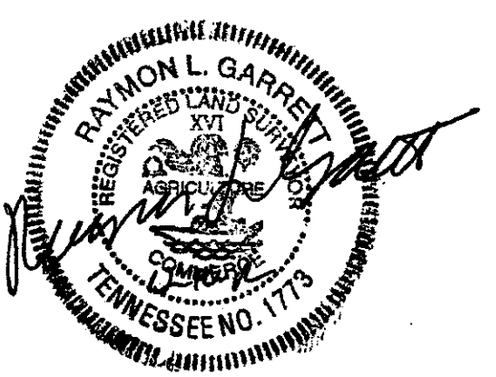
My Commission Expires: 2-17-2014

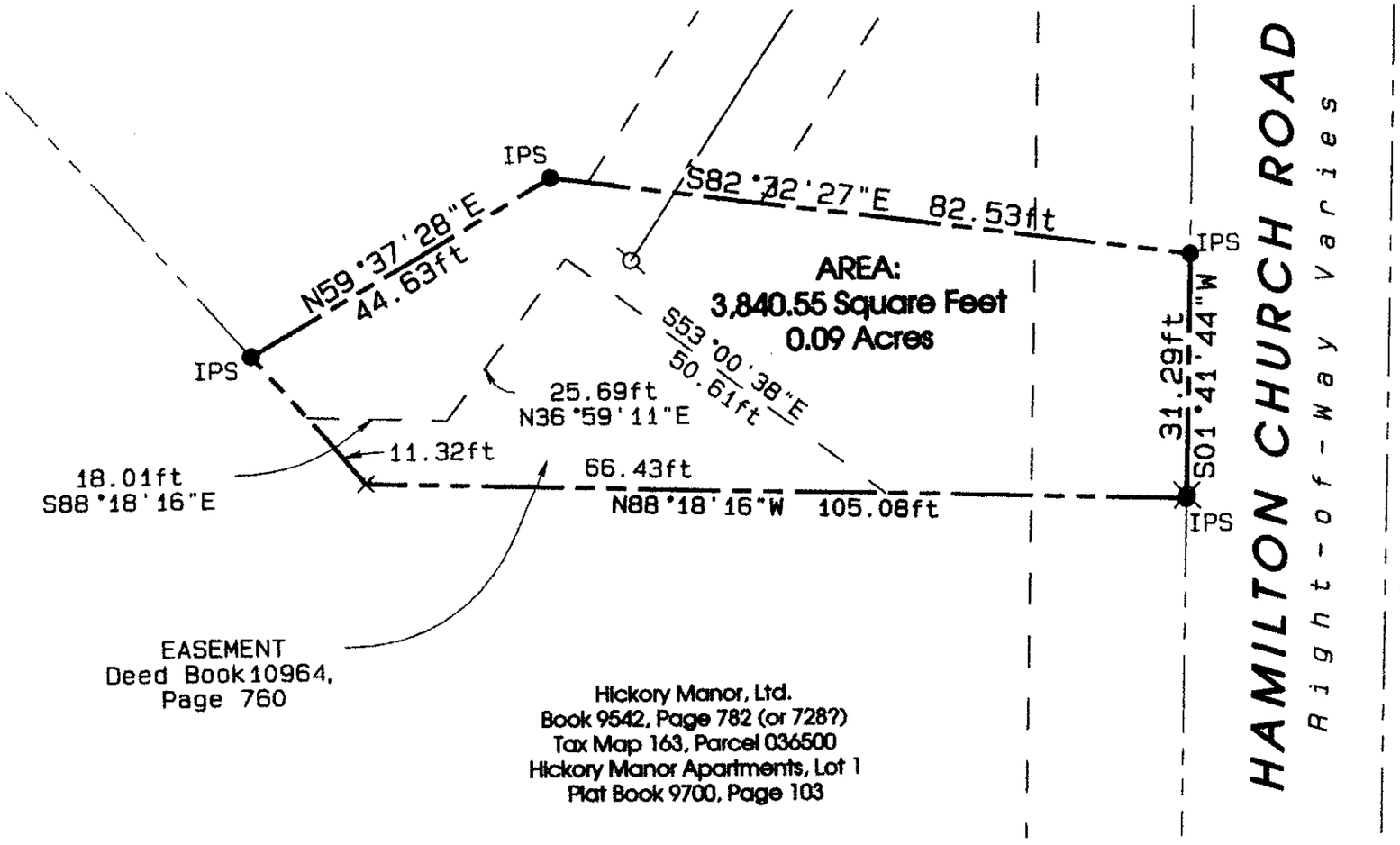
LEGAL DESCRIPTION

Being a certain Tract or Parcel of land lying and being in the 1ST Civil District, 29TH Counclimanic District of Davidson County, Tennessee, being a Portion of the Howard Lee Spain, Jr. Property, as recorded in Deed Book 20100929.0077439, in the Register's Office of Davidson County (R.O.D.C.), Tennessee, Tax Map 136, Parcel 012800, and is more particularly described as follows:

Beginning at a Set Iron Pin on the West Right-of-Way of Hamilton Church Road, and being the Southeast corner of Lot 2, the Property of Howard Lee Spain, Jr., as recorded in Instrument Number, 20100929.0077439, R.O.D.C., and also being the Northeast corner of Lot 1, Hickory Manor Apartments, as recorded in Deed Book 9542, Page 728, Plat Book 9700, Page 103, R.O.D.C., Tax Map 163, Parcel 036500,and also being the Southeast corner of the herein Described Property; thence along the North Property Line of the afore said Hickory Manor Apartments, Lot 1, N88°-18'-16"W, 105.08 feet to a Punch Mark in the Existing Sidewalk; thence following the Common Line of Lot 1 and Lot 2, Plat Book 9700, Page 103, R.O.D.C., N41°-21'-42"W, 21.74 feet to a Set Iron Pin; thence leaving said Common Line on a New Line severing the aforesaid Hickory Manor, Ltd. Property, N59°-37'-28"E, 44.63 feet to a Set Iron Pin; thence S82°-32'-27"E, 82.53 feet to a Set Iron Pin in the West Right-of-Way of Hamilton Church Road; thence along said Right-of-Way S01°-41'-44"W, 31.29 feet to a Set Iron Pin, said pin being the Point of Beginning, containing 0.09 Acres or 3840.55 Square Feet, more or less.

Easement for Overhead Electric:
Commencing at a Set Iron Pin on the West Right-of-Way of Hamilton Church Road, and being the Southeast corner of Lot 2, the Property of Howard Lee Spain, Jr., as recorded in Instrument Number, 20100929.0077439, R.O.D.C., and also being the Northeast corner of Lot 1, Hickory Manor Apartments, as recorded in Deed Book 9542, Page 728, Plat Book 9700, Page 103, R.O.D.C., Tax Map 163, Parcel 036500; thence along said Right-of-Way of Hamilton Church Road, N01°-41'-44"E, 31.29 feet to a Set Iron Pin; thence, leaving said Right-of-Way, N82°-32'-27"W, 66.51 feet to the Centerline of a 20 foot wide Easement, and the Point of Beginning; thence N33°-20'-52"E, 126.10 feet along the said Centerline of a 20 foot wide Easement for Overhead Electric, to the West Right-of-Way of Hamilton Church Road. Said Overhead Electric Easement being 10 feet in width, along either side of the herein described Centerline, for a total width of 20 feet..





OWNER: Howard Lee Spain, Jr.
ADDRESS: 411 Enon Springs Road East
Smyrna, TN 37167
Deed Book 20100929.0077439, R.O.D.C.
Tax Map 163, Parcel 012800
Hickory Manor Apartments, Lot 2
Plat Book 9700, Page 103