THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (LMF)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Davidson County DEEDQC
Recvd: 04/28/11 14:27 5 pgs
Fees:27.00 Taxes:0.00
20110428-0032616

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Marangoni Tread North America, Inc. 708 Myatt Drive Madison, Tennessee 37115 Attn: Bill Sweatman	Same	Part of Map/Parcel 034-10-0-128.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RIVERGATE PARTNERS**, a Tennessee general partnership (the "Grantor") hereby quitclaims and conveys to **MARANGONI TREAD NORTH AMERICA, INC.**, a Delaware corporation and its successors and assigns (collectively, the "Grantee"), all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, more particularly described as follows:

Land situated in the 10th Councilmanic District of Nashville, Davidson County Tennessee and being a portion of Parcel 57.00 on Davidson County Tax Map 34-06 and being more particularly described as follows;

Beginning at an existing iron pin in the northwest corner of Rivergate Partners of record in Instrument Number 20020607-0069838, Register's Office for Davidson County, Tennessee, said pin also being the northwest corner of the herein described tract;

Thence, with the northerly line of Rivergate Partners and a 50' Ingress/ Egress Easement of record in Instrument Number 200020607-0069831, Register's Office for Davidson County, Tennessee, North 66°00'45" East, a distance of 10.00 feet to an iron pin (set);

Thence, with new severance lines for the next two (2) courses and distances:

Thence, South 24°26'04" East, a distance of 731.28 feet to P.K. nail (set) in the north line of Marangoni Tread North America, Inc.;

Thence, South 65°35'25" West, a distance of 10.00 feet to a existing P.K. nail in the west line of Rivergate Partners , also the easterly line of National Loan Investors, L.P. of record in Instrument No. 20050706-0069838, Register's Office for Davidson County, Tennessee;

Thence, with said line North 24°26'04" West, a distances of 731.35 feet to the Point of Beginning.

Containing 7,313.2 Square Feet or 0.17 Acres more or less.

Being a portion of the same property conveyed to Rivergate Partners from Dylan Custom Mixing, LLC of record in Instrument Number 20020607-0069838, Register's Office for Davidson County, Tennessee.

The foregoing legal description was derived from a survey dated March 11, 2011, prepared by J. Alan Cummings (RLS Tennessee License Number 2351) of Crawford & Cummings, PC, 1929 21st Avenue South, Nashville, TN 37212.

This is improved property known as 708 Myatt Drive, Madison, Tennessee.

[*Remainder of Page Intentionally Left Blank. Signature Pages Follow.*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 25th day of April, 2011.

RIVERGATE PARTNERS,
a Tennessee general partnership

By: Walter G. Kuestrick
Name: WALTER G. KUESTRICK
Title: Managing Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 25th day of April, 2011.

Notary Public

My Commission Expires:
My Commission Expires November 7, 2012

STELLA M. McDANIEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Walter G. Knestaick, 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/a(n) Managing Partner of RIVERGATE PARTNERS, a Tennessee general partnership, and is authorized by the general partnership to execute this instrument on behalf of the general partnership.

WITNESS my hand, at office, this 25th day of April, 2011.

Notary Public

My Commission Expires:

My Commission Expires November 7, 2012

STELLA M. McDANIEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

9425337.2

Affidavit

I, Ruth Arnold, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ruth F. Arnold

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Heather Dye, a notary public for this county and state, Ruth Arnold who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather C. Dye

Notary signature

My Commission Expires: 11/7/11

Notary Seal:



My Commission Expires NOV. 7, 2011