BILL GARRETT, Davidson County
Trans:T20110043926 DEEDQC
Recvd: 07/20/11 16:10 5 pgs
Fees:27.00 Taxes:0.00
20110720-0055714

THIS INSTRUMENT PREPARED BY:
Waller Lansden Dortch & Davis, LLP (RRC)
511 Union Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
Armory Hill Oaks, LLC
3011 Armory Drive, Suite 130
Nashville, Tennessee 37204

SEND TAX BILL TO:
Same

MAP-PARCEL
Map 132-4-13.00
Map 132-4-3.01

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **H.G. HILL REALTY COMPANY, LLC**, a Tennessee limited liability company, successor by merger to H.G. Hill Realty Company, a Tennessee corporation (hereinafter, the "Grantor"), does hereby quitclaim and convey unto **ARMORY HILL OAKS, LLC,** a Tennessee limited liability company (hereinafter, the "Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee, which is described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter collectively, the "Property").

This is improved property known as 3011 Armory Drive and 3001 Armory Drive, Nashville, Davidson County, Tennessee 37204.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 20 day of July, 2011.

H.G. HILL REALTY COMPANY, LLC,
a Tennessee limited liability company

By: _____
Name: Celeste Patterson
Title: Vice President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Celeste Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be Vice President of H.G. HILL REALTY COMPANY, LLC, a Tennessee limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the limited liability company.

Witness my hand and seal, this the 19th day of July, 2011.

_____
NOTARY PUBLIC

My Commission Expires: 5-20-2014

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me
this 19th day of July, 2011.

Notary Public

My Commission Expires: 5-20-2014

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

EXHIBIT A

Property Description

TRACT 1:

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled Resubdivision of Lot 1 Sidco – Armory Oaks, of record in Instrument No. 20100629-0050665, as amended by that certain Surveyor's Certificate of Correction of record as Instrument No. 20110629-0049772, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to H.G. Hill Realty Company, by Quitclaim Deed from H.G. Hill Company, of record in Book 6513, Page 80, and by Quitclaim Deed from The State of Tennessee, Acting by the Commissioner of Finance and Administration, of record in Book 10811, Page 738, said Register's Office.

TRACT 2:

Being a parcel of land in the Sixteenth Councilmanic District, Urban Services District, Nashville, Davidson County, Tennessee. Being a portion of the property conveyed as Exhibit "A" to H.G. Hill Realty Company of record in Deed Book 6513, Page 80, Register's Office for Davidson County, Tennessee. Being generally located to the east of Armory Oaks Drive (Private Drive), north of Armory Drive, and west of Sidco Drive, and being more particularly described as follows;

BEGINNING, at an Iron Rod (Old) in the northerly right-of-way of Armory Drive at the southeast corner of Lot 1, as shown on the map entitled Resubdivision of Lot 1 Sidco – Armory Oaks, of record in Instrument No. 20100629-0050665, Register's Office for Davidson County, Tennessee;

THENCE, with said Lot 1 the following calls:

N 05° 58' 23" E, 390.00 feet to an P. K. Nail (Old);
N 84° 01' 37" W, 85.19 feet to an Iron Rod (New) in the southerly line of H.G. Hill Realty Company property of record in Deed Book 6513, Page 80, R.O.D.C.;

THENCE, with said H.G. Hill Realty Company the following calls:

N 05° 58' 23" E, 30.00 feet to an Iron Rod (New);
S 84° 01' 37" E, 380.77 feet to an Iron Rod (New) in the westerly right-of-way of Sidco Drive;

THENCE, with said Sidco Drive the following calls:

Along a curve concave east having a central angle of 00° 33' 42", a radius of 2044.00 feet, a tangent of 10.02 feet, and a chord of S 02° 49' 32" W, 20.04 feet for an arc length of 20.04 feet to a Iron Rod (New);

S 03° 06' 23" W, 347.94 feet to a Iron Rod (New);

Along a curve concave west having a central angle of 92° 51' 54", a radius of 50.00 feet, a tangent of 52.56 feet, and a chord of S 49° 32' 20" W, 72.46 feet for an arc length of 81.04 feet to a Iron Rod (New) in said northerly right-of-way of Armory Drive;

THENCE, with said Armory Drive N 84° 01' 37" W, 264.15 feet to the POINT OF BEGINNING;

Containing 130,561 square feet or 3.00 acres, more or less, described according to the ALTA/ACSM Land Title Survey, dated July 1, 2011, last revised July 19, 2011, prepared by Brad Tyson Thomas, Tennessee No. 2431, Barge Waggoner Sumner & Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, Tennessee 37201, Job No. 34800-01.

Being part of the same property conveyed to H.G. Hill Realty Company, by Quitclaim Deed from H.G. Hill Company, of record in Book 6513, Page 80, said Register's Office.