This Instrument Prepared By/Return To:
**Robert L. Scruggs, Attorney at Law**
**2525 21st Avenue South, 2nd Floor**
**Nashville, Tennessee 37212**

BILL GARRETT; Davidson County
Trans:T20110047878 DEEDQC
Recvd: 08/05/11 10:20 2 pgs
Fees:12.00 Taxes:0.00
20110805-0060328

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| Harsha Petal<br>9542 Ohara Drive<br>Brentwood, TN 37027 | SAME | 163-000<br>179.00 |

# QUITCLAIM DEED

The undersigned, **Globe Corporation, a Tennessee Corporation,** a Tennessee corporation, does hereby quitclaim and by these presents does transfer and convey all of its right, title and interest unto **Harsha Petal and Jayesh Petal, as joint tenants with right of survivorship,** in and to the following properties located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee , being Lot 1, Collins Park Section 1, 2nd Resbubdivision of Lot 2, as shown on Plat of record in Instrument No. 20010214-0014131, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to Globe Corporation, a Tennessee corporation, by deed from Trimurti LLC, a Tennessee limited liability company, filed for record July 8, 2008 in Instrument No. 20080708-0070092, Register's Office for Davidson County, Tennessee.**

**This is improved property known as: 530 Collins Park Drive, Antioch, TN 37013.**

**Grantor shall retain a perpetual easement, ownership control, and the exclusive right to maintain the existing outdoor advertising sign structure ("billboard") on said property together with all necessary devices, illumination facilities and connections, service ladders and appurtenances thereon. The easement shall run parallel to the southern/southeastern property line along Collins Park Drive, at a width of twenty (20) feet. Grantee shall provides access at reasonable times to Grantor and its Tenant for the inspection, painting, repair, removal, or alterations to the sign and advertisements thereon, and shall provide reasonable access in the vent Grantor must go outside the bounds of the easement. Grantee agrees to allow Grantor to keep in place the Lease Agreement between Grantor and JHM Enterprises, Inc. concerning the outdoor advertising sign; however, Grantor shall hold harmless and indemnify Grantee for damage to the property, violations of the Lease Agreement, and personal property taxes attributable to the sign. Grantor shall maintain adequate casualty and liability insurance on the sign. These provisions and easement shall run with the land.**

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, encumbrances and outstanding liens as may affect the premises.

**The information on this Quitclaim Deed was taken from the prior Warranty Deed.**

IN WITNESS WHEREOF, I have hereunto set my hand on this the 29th day of July, 2011.

**Globe Corporation**

By: _____
**Parsottam J. Patel, Director**

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**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Parsottam J. Patel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Director of Globe Corporation** (the "Corporation") the within named bargainor, a Tennessee corporation and that as such Director, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself as Director.

Witness my hand and official seal this the 29th **day of July, 2011.**

**My Commission Expires:** MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

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**NOTARY PUBLIC**

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**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

**The actual consideration or value, whichever is greater, for this transfer is $0.00.**

_____
**(Affiant)**

**Subscribed and sworn to before me, this 29th day of July, 2011.**

_____
**NOTARY PUBLIC**

**My Commission Expires:** MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014