This Instrument Prepared By:

Wayne Harris
Net Lease Alliance, LLC
3841 Green Hills Village Drive, Suite 410
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110061288 DEEDQC
Recvd: 10/03/11 11:16 4 pgs
Fees:22.00 Taxes:0.00
20111003-0076354

Name/Address New Owner:	Send Tax Bills to:	Parcel ID No.:
BTS Melrose, LLC P.O. Box 1260 Ridgeland, MS 39158	BTS Melrose, LLC P.O. Box 1260 Ridgeland, MS 39158	118 02 0 196.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BOBBY R. DEAL, a/k/a BOBBY J. DEAL**, an individual (the "Grantor"), does hereby quitclaim and convey to **BTS MELROSE, LLC**, a Mississippi limited liability company (the "Grantee") and its successors and assigns, all of Grantor's right, title and interest in and to a certain real property located in Davidson County, Tennessee, more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

Said real property is conveyed subject to such limitations, restrictions and encumbrances as may validly affect the real property.

[EXECUTION PAGE FOLLOWS]

28 IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this the day of September, 2011.

GRANTOR:

Bobby R. Deal, a/k/a Bobby J. Deal

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me Bobby R. Deal, a/k/a Bobby J. Deal, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the same as his free act and deed.

Witness my hand, at office, this 27 day of September, 2011.

ROBERT F. SPANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-20-14

STATE OF TN)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of the property transferred (whichever is greater) is $0.00.

Bobby R. Deal

Print Name: Bobby R. Deal

Sworn to and subscribed before me,
this 27th day of September, 2011.

Robert F. Spann

NOTARY PUBLIC

ROBERT F. SPANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires: 5-20-14

EXHIBIT A

Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being Lot 25 and part of 24 of George I. Waddey's Subdivision of Westwood as of record in Plat Book 332, Page 99 and being bounded on the north by Lot 23 and Part of 24 of George I. Waddey's Subdivision of Westwood, and being the property of Thomas S. Weick, et ux as of record in Deed Book 8154, Page 144, on the west by the east right-of-way line of a fifteen foot wide alley, on the south by the north right-of-way line of Biloxi Avenue, and on the west by the east right-of-way line of Franklin Road, and being more particularly described according to a survey of Cherry Land Surveying, R. Scot Cherry, RLS No. 1512, dated February 22, 1994, as follows:

Beginning at an iron rod at the intersection of the east right-of-way line of Franklin Road and the north right-of-way line of Biloxi Avenue; thence with the east right-of-way line of Franklin Road north 14 degrees 52 minutes 00 seconds west, 100.00 feet to an iron rod at a corner with Lot 23 and part of 24; thence with Lot 23 and part of 24 for the following five calls: north 75 degrees 41 minutes 02 seconds east, 72.00 feet to an iron rod; thence south 14 degrees 52 minutes 00 seconds east, 0.80 feet to an iron rod; thence north 75 degrees 41 minutes 02 seconds east, 17.39 feet to an iron rod; thence south 14 degrees 52 minutes 00 seconds east, 9.20 feet to an iron rod; thence north 75 degrees 41 minutes 02 seconds east, 74.30 feet to an iron rod in the west right-of-way line of the fifteen foot wide alley; thence with the west right-of-way line of the fifteen foot wide alley south 14 degrees 52 minutes 00 seconds east, 90.00 feet to an iron rod in the north right-of-way line of Biloxi Avenue; thence with the north right-of-way line of Biloxi Avenue south 75 degrees 41 minutes 02 seconds west, 163.69 feet to the point of beginning containing 15,612 square feet (0.358 acres, more or less).

Being the same property conveyed to Bobby J. Deal by Deed of record in Book 9329, page 211, Register's Office for Davidson County, Tennessee.