BILL GARRETT, Davidson County
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Prepared by:
Laura L. Chastain
1136 Second Ave. North
Nashville, TN. 37208
BPR# 12018

QUITCLAIM DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.**
Metro Ready Mix Concrete, LLC 1136 Second Avenue North Nashville, TN. 37013	SAME	82-9- 393, 394, 395, 445 82-10 - 1, 2, 3

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS and other good and valuable consideration, **HARPER INDUSTRIES, INC.,** a Tennessee Corporation hereinafter referred to as **"Grantor,"** hereby conveys and quitclaims unto **METRO READY MIX CONCRETE, LLC,** a Tennessee Limited Liability Company, its successors and assigns, land in Davidson County, Tennessee, more fully described hereinafter.

DESCRIPTION OF 1.18 ACRE TRACT

A tract of land located in Metropolitan Nashville, Davidson County, Tennessee, being lot number 2 as shown on the plan of the W.G. Bush Subdivision, Section two, as of record in Book 5190, page 632, R.O.D.C., Tennessee and more particularly described as follows:

Beginning at a lead plug set at the back of the sidewalk along the Eastern R.O.W. of Second Avenue North, said plug being located south 30 deg. 29' 52" East, a distance of 169.00 feet from the intersection of said R.O.W. of Second Avenue North and the Southern R.O.W. of Madison Street, and proceeding as follows:

Leaving said right of way, and with the southern boundary of the W. G. Bush Subdivison, Section one, as of record in Book 5190, page 627, R.O.D.C., North 59 deg. 34' 48" East, A distance of 365.19 feet to a lead plug set in a concrete slab, and being in the West R.O.W. of First Avenue North:

Thence, with said R.O.W. of First Avenue North, South 30 deg. 29' 52" East, a distance of 136.29 feet to an iron pin set at the northeast corner of the property conveyed to Higdon Properties by deed of record in Book 4422, Page 361, R.O.D.C., Tennessee;

Thence, with said line of Higdon Properties, South 59 deg. 38' 25" West, a distance of 182.38 feet to an iron pin;

Thence, South 30 deg. 29' 52" East, a distance of 8.05 feet to an iron pin:

Thence, with the North line of the property conveyed to the Davidson County Farm Bureau by Deed of Record in Book 3995, page 369, R.O.D.C., South 59 deg. 23' 07" West, a distance of 182.81 feet to a lead plug in said back of sidewalk marking the Eastern R.O.W. of Second Avenue North;

Thence, with said R.O.W. of Second Avenue North, North 30 deg. 29' 52" West, a distance of 144.77 feet to the beginning and containing 1.18 acres, more or less.

DESCRIPTION OF 7.00 ACRE TRACT

A tract of land located in Metropolitan Nashville, Davidson County, Tennessee, being part of Lot 66, and all of lots 67, 68, 69, 70, 71, 72, and 95 and part of Lots 73 and 94, as shown on the plan of Hugh McGavock's addition to Nashville, as of record in Deed book 017, page 640, R.O.D.C., Tennessee. Parts of the aforementioned lots having since been resubdivided resulting in attention being directed to the plan of Hugh McGavock's addition as of record in Plat Book 21, page 077, R.O.D.C., and also the William Stewart Plan as recorded in Minute Book "G" page 326, in the Clerk and Master's Office for the Chancery Court of Davidson County, Tennessee, and parts of Adams (or Mill St.) Street and Madison Street as closed by City of Nashville Bill Number 51-95, all as more particularly described as follows:

Beginning at a iron pin set at the intersection of the Eastern R.O.W. of First Ave. North (Formerly Front or Water Street) and the former Northern R.O.W. of Madison Street (now closed by City of Nashville Bill NO. 51-95), and proceeding as follows:

With said R.O.W. of First Ave. North, North 30 deg. 21' 39" West, a distance of 234.75 feet to an iron pin set at the Southwest corner of the property conveyed to Swift and Company by deed of record in Book 857, page 285, R.O.D.C.:

Thence, leaving said R.O.W., and with said line of Swift and Company, as marked by a chain link fence, North 59 deg. 48' 51" East, a distance of 332.42 feet to an iron pin;

Thence, North 76 deg. 33' 51" East, a distance of 83.00 feet, more or less, to a point in the former low water mark of the Cumberland River;

Thence, with said low water mark, South 20 deg. 49' 55" East, a distance of 909.24 feet to a point. Being the Southeast corner of the tract conveyed to T. L. Herbert and Sons by deed of record in Book 1334, page 094 R.O.D.C., Tennessee;

Thence, leaving said low water mark, and with a line marked by the North face of the columns supporting the Jefferson Street Bridge, South 69 deg. 33' 45" West, passing an iron pin at 136.00 feet a total distance of 265.00 feet to an iron pin set in said East R.O.W. of First Ave. North;

Thence, with said R.O.W. , North 30 deg. 22' 59" West a distance of 641.44 feet to the beginning and containing 7.00 acres, more or less.

Both of the above described tracts were conveyed to Grantor by Deed of Record in Book 6068 Page 195 in the Register's Office of Davidson County, Tennessee.

EXCEPTED FROM THIS CONVEYANCE IS A PERMANENT DRAINAGE EASEMENT described as follows:
Being part of Lots 66 and 67 as shown on the plan of Hugh McGavock's Addition to Nashville of record in Deed Book 17, page 640 R.O.D.C., Tennessee, and being a 30-foot wide permanent drainage easement across the southern portion of the subject property and having a centerline which is described as follows:

Beginning at the southwest corner of the subject property; then running eastwardly along and Parallel to the southerly margin of the property and the northerly margin of Jefferson Street 86 feet, more or less, to an angle point; thence with an angle to the left of 11 deg. 20 min., more or less, running 148 feet, more or less, to a point in the west margin of the Cumberland River, said point being located 58 feet, more or less, northwardly from the northerly margin of Jefferson Street, contain 5,425 square feet, more or less.

Being the same property conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee by Harper Industries, Inc. by deed of record in Book 8332 Page 206, R.O.D.C., Tennessee.

WITNESS its hand this 29th day of September, 2011.

HARPER INDUSTRIES, INC.

BY Billy Harper
BILLY HARPER, President

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Billy Harper, with whom I am personally acquainted, and who, upon oath, acknowledged

himself to be the President of Harper Industries, Inc., the within named bargainor, as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Billy Harper as President.

Witness my and hand official seal at Nashville TN, this 29th day of Sept., 2011.

Melissa L Zecco

NOTARY PUBLIC

My Commission expires: July 8, 2013

MELISSA L. ZECCO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 8, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 4,000,000

Melissa Gay, Affiant

Subscribed and sworn before me this the 5th Day of October, 2011.

D. Chandler, Deputy Register