BILL GARRETT, Davidson County
Trans:T20110080967 DEEDQC
Recvd: 12/21/11 15:52 3 pgs
Fees:17.00 Taxes:0.00
20111221-0099864

THIS INSTRUMENT PREPARED BY:
Aaron R. Kaalberg
c/o H.G. Hill Realty Company, LLC
3011 Armory Drive, Suite 130
Nashville, Tennessee 37204

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hill Southeast, LLC c/o H.G. Hill Realty Company 3011 Armory Drive, Suite 130 Nashville, Tennessee 37204	Same	Map 105-13 Parcel 210

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHARON M. BURKEEN**, a married woman and a Tennessee resident ("Grantor") does hereby quitclaim and convey unto **HILL SOUTHEAST, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto (the "Property"). Wayne T. Burkeen, spouse of Grantor, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in the Property, or may hereafter acquire, including, but not limited to, homestead, equity of redemption, any interest in the Property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee

[signature page follows]

WITNESS my hand this 20th day of December, 2011.

Sharon M. Burkeen

Sharon M. Burkeen

Wayne T. Burkeen

Wayne T. Burkeen

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Sharon M. Burkeen and Wayne T. Burkeen, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of December, 2011.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

My Commission Expires: July 8, 2013

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $0.

Affiant

Sworn to and subscribed before me this 20th day of December, 2011.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

My Commission Expires: July 8, 2013

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Parcel 210 of the Plat of record as Instrument No. 20111216-0097948, Register's Office for Davidson County, and said tract being more particularly described below.

Beginning at a point on the proposed easterly right-of-way line of Twelfth Avenue South, 52 feet in width, on the northerly line of the property conveyed to Urban Property Partners of record in Instrument Number 20030124-0009973 at the Register's Office for Davidson County, Tennessee;

Thence with the easterly proposed right-of-way line of Twelfth Avenue South, North 04 deg 58 min 42 sec East, 150.22 feet to a point on the southerly line of the property conveyed to Pioneer Properties of record in Instrument Number 20000331-0032484;

Thence leaving the proposed right-of-way line of Twelfth Avenue South with the southerly line of Pioneer Properties, South 83 deg 39 min 18 sec East, 175.12 feet to an existing iron rod at a corner common with the property conveyed to Metro Government of record in Book 962, page 660;

Thence with the westerly property line of said Metro Government for the following three calls:
1) South 04 deg 58 min 42 sec West, 50.22 feet to an iron rod set,
2) South 83 deg 39 min 18 sec East, 91.88 feet to an iron rod set,
3) South 04 deg 58 min 42 sec West, 100.00 feet to an iron rod set at a corner common with said Metro Government;

Thence first with the northerly line of Metro Government and the with the northerly line of said Urban Property Partners, North 83 deg 39 min 18 sec West, 267.00 feet to the point of beginning; containing 35,484 square feet or 0.815 acres more or less.

Being the same property conveyed to Sharon M. Burkeen of record in Instrument Number 20070622-0074839 and in Instrument Number 20070622-074838, less and except a 2 foot wide right-of-way dedication along Twelfth Avenue South.