Tax Liability & Owner:
Proxima Centauri, PLLC
415 East Lincoln Street
Tullahoma, Tennessee 37388

This instrument prepared by:
Shawn C. Trail, Attorney
GARLAND & TRAIL, LAW OFFICES
117 South Spring Street
Manchester, Tennessee 37355

This Instrument prepared without benefit of a title search and from information provided by the party.

BILL GARRETT, Davidson County
Trans:T20110082000 DEEDQC
Recvd: 12/28/11 10:10 2 pgs
Fees:12.00 Taxes:0.00
20111228-0101285

Map 046, Parcel 002.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, JAMES E. ROTH, do hereby convey and quitclaim all of my right, title and interest unto PROXIMA CENTAURI, PLLC, a Tennessee Professional Limited Liability Company, its successors and assigns, in and to the following described real estate located in Davidson County, Tennessee, and being more particularly described as follows, to wit:

Land in Davison County, Tennessee, and being more particularly described as follows:

58.4 acres north of Bull Run Road and west of Old Hickory Boulevard described as "Field Book No. 13 D-35265-42510, map and parcel No. 46-2"; bounded on the north by lands of Gilbert Harris described at page 868 of Book 4199 in the Davidson County Register's Office; bounded on the east and south by lands of Claude R. Howard and Kerney Ramsbey described by deeds of record at page 547 of Book 4371 and at page 107 of Book 3433 in the said Register's Office; and on the west by lands of Anna Green Noland described at page 121 of Book 1972 in the said Register's Office, and by lands of Arnold L. Loudermilk and wife, described at page 408 of Book 4561 in the said Register's Office; and being the same property conveyed to W. R. Baker from Glenn Kirby by deed dated January 8, 1975, and recorded at page 201 of Deed Book 4880 in the Register's Office of Davidson County, Tennessee.

And being the same property conveyed to James E. Roth by Warranty Deed from Wanda Diane Crowl, now Mittler, married, dated January 25, 2001 and recorded on January 30, 2001 at 2:14 P.M. as document 20010130-0009151, Register's Office of Davidson County, Tennessee.

Together with a perpetual right of way between the southeast corner of subject property and the northwest margin of Bull Run Road, as described in the agreement of record in Book 7465, page 568, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record,

including all items set out on any applicable plat of record, and the right of way described in the agreement of record in Book 7465, page 568, said Register's Office.

WITNESS my hand, this the 22nd day of December, 2011.

James E. Roth

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)

COUNTY OF COFFEE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named JAMES E. ROTH, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of December, 2011.

NOTARY PUBLIC

KAREN BEAN MYERS NOTARY PUBLIC STATE OF TENNESSEE COFFEE COUNTY

My Commission Expires: 8-5-13

STATE OF TENNESSEE, COFFEE COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

AFFIANT

Sworn to and subscribed before me this 22nd day of December, 2011.

NOTARY PUBLIC

KAREN BEAN MYERS NOTARY PUBLIC STATE OF TENNESSEE COFFEE COUNTY

My Commission Expires: 8-5-13