BILL GARRETT, Davidson County
Trans:T20110082562 DEEDQC
Recvd: 12/29/11 15:25 2 pgs
Fees:12.00 Taxes:0.00
20111229-0101936

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
MW Retail Partners c/o Brookside Partners, Inc. 2002 Richard Jones Road, Suite 200C Nashville, TN 37215	Map 117-14-163 7DA 48490	MW Retail Partners c/o Brookside Partners, Inc. 2002 Richard Jones Road, Suite 200C Nashville, TN 37215
This instrument prepared by: Bradley Arant Boult Cummings LLP (apc) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JAMES A. CROSSMAN**, a resident of Nashville, Tennessee (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to **MW RETAIL PARTNERS**, a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, a 20.6522% undivided interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Becker Commercial Subdivision, Section Two, of record in Book 4300, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description.

Being the same property conveyed to Grantor by that certain Quitclaim Deed of record as Instrument 20021018-0128271, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3908 Hillsboro Pike, Nashville, TN 37215.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.

Affiant

Subscribed and sworn to before me this 22 day of December, 2011.

Notary Public
My Commission Expires: 1.7.2013

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Together with (i) all claims, actions, rights, easements, interests, privileges, tenements, and hereditaments appurtenant thereto, (ii) all buildings, structures, fixtures and other improvements located thereon, and (iii) all of Grantor's right, title and interest in and to the land upon which adjoining roads, streets, alleys, highways and rights-of-way are located (all of the foregoing being hereinafter collectively referred to as the "Property").

This is property in Davidson County, Tennessee. The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed as of this 29 day of December, 2011.

GRANTOR:

James A. Crossman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Jan Bachus the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James A. Crossman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, who executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 21 day of December, 2011.

NOTARY PUBLIC

My Commission Expires: 1·17·2013

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN