THIS INSTRUMENT PREPARED BY:	PROPERTY OWNERS:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	MAP:
Eric M. Bowen 153 Treeline Park, Suite 300 San Antonio, TX 78209	Ironwood Partners, Ltd., 153 Treeline Park, Suite 300, San Antonio, TX 78209 L.G. Bolen Trust Bolen 2007 Trust P.O. Box 978 Zephyr Cove, NV 89448	River Road Pike Lot # 641.63+-, Davidson County, TN	Owner	77 GROUP: 277 PARCEL: ~~077-00500~~ 27.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, **RIVER HILLS ESTATES, LLC**, hereinafter called the Grantor, by these presents does quitclaim a fifty percent (50%) undivided interest unto Ironwood Partners, Ltd.; a twenty-five percent (25%) undivided interest unto The L.G. Bolen Trust; and a twenty-five percent (25%) undivided interest unto The Bolen 2007 Trust, hereinafter collectively called the Grantees, their successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A

This is unimproved property containing 641.63 acres ±, River Road, Nashville, TN 37209. This is a portion of the property conveyed to Grantor in a previous deed of record. in Book 9824, Page 844 and Book 10093, Page 76, Register's Office.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be signed in its name by an Officer who has been duly authorized.

Witness my hand this 30th day of January 2012.

BILL GARRETT, Davidson County
Trans:T20120007977 DEEDQC
Recvd: 02/02/12 09:32 5 pgs
Fees:27.00 Taxes:0.00
20120202-0009388

GRANTOR:

RIVER HILLS ESTATES, LLC,
a limited liability company

By: _____
Name: Jack Guenther
Title: President

STATE OF TEXAS §
§
COUNTY OF BEXAR §

Personally appeared before me, the undersigned Notary Public in and for said County and State the within named Jack Guenther, President of River Hills Estates, LLC, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained, and who further acknowledged that he is the President of the maker and is authorized by the maker to execute this instrument on behalf of the maker. Witness my hand and official seal at San Antonio, Texas, this the 30th day of January 2012.

AMBER J ABASCAL
Notary Public, State of Texas
My Commission Expires
June 20, 2014

STATE OF TEXAS §
§
COUNTY OF BEXAR §

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of January 2012.

NOTARY PUBLIC
My Commission Expires: 6/20/2014

AMBER J ABASCAL
Notary Public, State of Texas
My Commission Expires
June 20, 2014

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee located on the west margin of River Road north of Lakeview Drive and being more particularly described as follows:

BEGINNING at an iron pin on the western margin River Road, said pin being 4,070 feet, more or less, north of the intersection of Lakeview Drive and River Road, said point also being the northeast corner of a 555 Acre, more or less, tract of O.B. Hostettler, et. al., as of record in Instrument No. 20011002010667 4, Register's Office for Davidson County, Tennessee;

THENCE, leaving said River Road and following the common line between said Hostettler tract and subject property, the following calls:

N 85° 17' 20" W, 241.87 feet to an iron pin;
N 28° 03' 17" W, 284.64 feet to a nail in a 36-inch Oak Stump,
N 62° 48' 32" W, 67.07 feet to an iron pin,
N 74° 59' 35" W, 310.74 feet to an iron pin;
S 76° 23' 27" W, 48.42 feet to an iron pin by 28-inch Shag-Bark Hickory,
S 65° 38' 45" W, 65.39 feet to an iron pin (disturbed),
S 49° 45' 10" W, 330.86 feet to an iron pin (loose),
S 76° 10' 22" W, 369.99 feet to an iron pin;
S 72° 19' 14" W, 101.89 feet to an iron pin,
S 44° 40' 09" W, 310.30 feet to an iron pin (loose),
S 32° 14' 29" W, 89.49 feet to an iron pin,
S 71° 26' 55" W, 62.82 feet to a nail in a 24-inch Oak,
S 88° 17' 00" W, 391.31 feet to an iron pin,
S 29° 41' 32" W, 324.30 feet to an iron pin,
S 46° 10' 30" W, 96.02 feet to an iron pin by a 24-inch White Oak,
S 56° 00' 21" W, 226.70 feet to an iron pin,
S 48° 16' 51" W, 277.03 feet to an iron pin,
S 37° 17' 48" W, 40.39 feet to a 40-inch Oak at the fence corner,
N 85° 36' 45" W, 349.89 feet to an iron pin,
S 62° 13' 31" W, 201.19 feet to an iron pin (disturbed),
S 19° 12' 48" W, 156.86 feet to an iron pin,
S 03° 04' 56" W, 220.37 feet to an iron pin,
S 38° 56' 32" W, 286.11 feet to an iron pin;
S 43° 36' 19" W, 82.04 feet to an iron pin,
S 87° 35' 54" W, 175.12 feet to an iron pin,
S 78° 04' 33" W, 229.23 feet to an iron pin,
N 61° 08' 51" W, 142.01 feet to a 30-inch Oak,
N 44° 12' 43" W, 91.55 feet to a nail and a 36-inch White Oak;
N 29° 33' 05" W, 314.13 feet to an iron pin by a 24-inch Oak,
S 81° 53' 21" W, 184.17 feet to an iron pin,
S 42° 23' 56" W, 219.84 feet to an iron pin,
S 56° 06' 14" W, 79.52 feet to a 30-inch Oak with nail,
S 64° 27' 47" W, 123.68 feet to an iron pin,
S 61° 04' 47" W, 187.82 feet to an iron pin,
N 89° 51' 51" W, 313.38 feet to an iron pin,
S 84° 09' 35" W, 323.52 feet to an iron pin,
S 28° 54' 59" W, 378.65 feet to an iron pin,
S 54° 59' 40" W, 413.25 feet to an iron pin,
S 10° 30' 14" W, 172.12 feet to an iron pin,
S 30° 06' 23" W, 354.20 feet to an iron pin,
S 80° 51' 26" W, 299.93 feet to an iron pin,
N 73° 36' 31" W, 224.52 feet to an iron pin,
S 82° 41' 10" W, 291.67 feet to an iron pin,
N 37° 51' 40" W, 302.14 feet to an iron pin,
N 82° 23' 46" W, 74.59 feet to a 18-inch Twin Oak,
S 78° 53' 48" W, 231.73 feet to a 24-inch Ash,
S 88° 55' 41" W, 196.21 feet to a 15-inch Oak,
S 65° 15' 45" W, 193.40 feet to a 15-inch Twin Hickory,
S 52° 32' 49" W, 177.62 feet to an iron pin,
S 26° 18' 48" W, 89.71 feet to an iron pin,
S 21° 13' 48" W, 93.02 feet to an iron pin,
S 43° 04' 40" W, 72.94 feet to a 48-inch Red Oak,
S 57° 47' 14" W, 329.54 feet to an iron pin,
S 45° 03' 14" W, 134.70 feet to an iron pin,
S 31° 09' 07" W, 107.54 feet to an iron pin,

S 23° 01' 42" W, 251.31 feet to a Poplar Stump, said Poplar Stump being a common corner between aforementioned O.B. Hostettler, et. al., and the lands of the Austin Powder Company, as of record in Book 4613, page 457, R.O.D.C., Tennessee;

THENCE, from said Stump following the common line between said Austin Powder Company and subject property N 81° 19' 47" W, 90.75 feet to a 30-inch Dead Oak;

THENCE, N 77° 36' 23" W, 78.91 feet to an iron pin, said iron pin being a common corner between said Austin Powder Company in the lands of John Sexton as of record in Book 4972, page 251, R.O.D.C., Tennessee;

THENCE, with the common line between the said Sexton property and the subject property, the following calls:

N 57° 20' 57" W, 338.60 feet to a 20-inch Hickory,
N 32° 53' 38" W, 340.86 feet to an iron pin,
N 46° 44' 15" W, 168.43 feet to an iron pin,
N 39° 53' 11" W, 171.46 feet to an iron pin,

N 22° 46' 14" W, 369.75 feet to an iron pin, said iron pin being a common corner between the lands of said Gene M. Sexton and a parcel of land owned by W.D. Dozier, et. al., as of record in Instrument No. 200607180086747, R.O.D.C., Tennessee;

THENCE, following the common line between said Dozier and subject property the following calls:

N 12° 15' 26" W, 328.88 feet to an iron pin,
N 05° 26' 23" E, 153.11 feet to an iron pin,
N 11° 11' 19" E, 368.29 feet to an iron pin,

N 38° 29' 37" E, 518.73 feet to an iron pin, said iron pin being a common corner between said W.D. Dozier and parcel of land owned by David Lee Snyder as of record in Book 7724, page 629, R.O.D.C., Tennessee;

THENCE, following the common line between said Snyder and subject property the following calls:

N 74° 38' 48" E, 395.65 feet to a wood post,
N 16° 06' 38" E, 282.07 feet to a 36-inch Oak,
N 30° 31' 46" E, 140.50 feet to a 40-inch Oak,
N 47° 03' 36" E, 343.48 feet to an iron pin,
N 13° 32' 40" E, 178.49 feet to an iron pin,
N 06° 23' 56" E, 299.67 feet to an iron pin,
N 38° 14' 10" E, 273.44 feet to a 24-inch Oak,

N 07° 51' 20" E, 364.04 feet to an iron pin, said iron pin being a common corner between the lands of the said David Lee Snyder and a parcel owned by Sheri M. Edwards as of record in Book 7760, page 45, R.O.D.C., Tennessee;

THENCE, following the common line between said Edwards and subject property N 44° 41' 39" E, 74.48 feet to a 30-inch Stump,

THENCE, N 39° 22' 06" E, 150.86 feet to a 36-inch Stump, said Stump being a common corner between the lands of said Sherry L. Edwards and a parcel owned by Hans J. Vorbusch, et. ux., as of record in Book 10967, page 727, R.O.D.C., Tennessee;

THENCE, following the common line between said Vorbusch and subject property the following calls:

N 86° 28' 29" E, 82.36 feet to a 36-Inch Oak,
S 69° 29' 25" E, 61.00 feet to an Iron pin,
S 59° 57' 40" E, 199.22 feet to a 42-Inch Oak,
S 79° 16' 04" E, 76.72 feet to an Iron pin,
N 52° 11' 08" E, 137.11 feet to an 18-Inch Oak,
N 57° 21' 42" E, 136.89 feet to an Iron pin,
N 62° 56' 11" E, 92.85 feet to an uprooted Oak,
N 82° 52' 04" E, 209.83 feet to an Iron pin,
N 59° 32' 23" E, 61.13 feet to an Iron pin,
N 44° 20' 51" E, 72.96 feet to an Iron pin,
N 40° 52' 00" E, 185.96 feet to an Iron pin,
N 62° 40' 10" E, 126.43 feet to a 30-Inch Sassafras,
N 80° 35' 59" E, 169.33 feet to a 30-Inch Gum,
N 72° 39' 59" E, 147.48 feet to a 30-Inch Oak Stump,
N 63° 06' 47" E, 114.42 feet to an Iron pin,
N 48° 13' 41" E, 119.76 feet to a 42-Inch Dead Oak,
N 37° 59' 45' E, 83.57 feet to an Oak tree,
N 41° 18' 18" E, 42.02 feet to an Iron pin,
N 24° 44' 33" E, 317.18 feet to an Iron pin,
N 26° 13' 34" E, 102.83 feet to an Iron pin,
N 49° 35' 35" E, 203.36 feet to a 30" tree stump,
N 68° 12' 44" E, 289.07 feet to an Iron pin,
N 74° 13' 18" E, 200.96 feet to a 36-Inch Persimmon,
N 88° 33' 49" E, 211.13 feet to snag,
N 82° 43' 17" E, 67.84 feet to a stump,
S 77° 36' 18" E, 235.89 feet to a dead tree with blaze,
S 80° 11' 42" E, 236.73 feet to an Iron pin,
N 70° 50' 55" E, 364.48 feet to an Iron pin,
S 86° 34' 29" E, 60.57 feet to a snag,
S 75° 20' 34" E, 115.68 feet to an Iron pin,
N 87° 51' 38" E, 64.21 feet to an Iron pin,
N 64° 09' 30" E, 227.34 feet to an Iron pin,
N 62° 54' 43" E, 238.16 feet to an Iron pin,

THENCE, N 73° 08' 10" E, 116.58 to an Iron pin, said Iron pin being a common corner between the lands of the said Hans J. Vorbusch, et. ux. and a parcel owned by Sheri M. Hurley as of record in Instrument No. 200202120018756, R.O.D.C., Tennessee;

THENCE, following the common line between said Hurley and subject property the following calls:

S 11° 57' 19" E, 708.94 feet to an Iron pin,
S 88° 19' 01" E, 1,755.19 feet to an Iron pin,
N 68° 06' 50" E, 1,155.80 feet to an Iron pin in the westerly margin of River Road,

THENCE, with said westerly margin of River Road the following calls:

With a curve concave east having a central angle of 20° 14' 54", a radius of 2,894.79 feet, and a chord of S 30° 15' 37" E, 1,017.70 feet for an arc length of 1,023.02 feet to an Iron pin,

S 40° 23' 04" E, 186.05 feet to an Iron pin,

With a curve concave west having a central angle of 30° 32' 01", a radius of 1,402.40 feet, and a chord of S 25° 07' 48" E, 738.55 feet for an arc length of 747.36 feet to an Iron pin,

S 09° 52' 31" E, 229.78 feet to the Point of Beginning;

Containing 27,949,259 square feet or 641.63 acres, more or less.