BILL GARRETT, Davidson County
Trans:T20120008139 DEEDQC
Recvd: 02/02/12 13:11 4 pgs
Fees:22.00 Taxes:0.00
20120202-0009576

THIS INSTRUMENT PREPARED BY:
Brendi E. Kaplan
Wyatt, Tarrant & Combs, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203-1423

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me on this the 31st day of January, 2012.

Notary Public
My Commission Expires: Sept 3, 2012 My Commission Expires SEPT. 3, 2012

BRENDI E. KAPLAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

Name and Address of Owner	Send Tax Bills To:	Map and Parcel Number(s):
The Melrose Partners, LLC 105 Reynolds Drive Franklin, Tennessee 37064	Same as Owner	11802026000, 11802026100, 11802026200, 11802026300 and 11802026800

RECITALS:

FOR NO CASH CONSIDERATION ($0.00), MELROSE BILOXI PARTNERS, LLC, a Tennessee limited liability company ("Grantor"), does by these presents hereby quitclaim, transfer and convey unto THE MELROSE PARTNERS, LLC, a Tennessee limited liability company ("Grantee") all of its right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to existing easements and restrictions of record,

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, GRANTOR has hereunder set its hand this 31st day of January, 2012.

GRANTOR:

MELROSE BILOXI PARTNERS, LLC,
A Tennessee limited liability company

By: _____
Charles R. Carroll, Manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Brendi E. Kaplan, of the State and County aforesaid, personally appeared Charles R. Carroll, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of MELROSE BILOXI PARTNERS, LLC, a Tennessee limited liability company, the within named bargainor, executed the foregoing instrument for the purposes therein contained, by signing the name of MELROSE BILOXI PARTNERS, LLC, by himself as Manager.

Witness my hand and seal, at office in Nashville, TN, this 31st day of January, 2012.

_____
Notary Public

My Commission Expires: Sept 3, 2012.

BRENDI E. KAPLAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 3, 2012

EXHIBIT "A"
PROPERTY LEGAL DESCRIPTION

TRACT I:

Being a tract of land lying in Nashville, Davidson County, Tennessee and being Lots 144 through 151 on the Plan of George I. Waddey's subdivision of Westwood as of record in Plat Book 332, page 99 and being the Edwin Raskin Property as of record in Deed Book 4457, page 957 and being bounded on the north by the south right-of-way of Biloxi Avenue, on the east by the west right-of-way of a 15 foot alley, on the south by the Ann J. Trotter, Trustee property as of record in Deed Book 6431, page 293 and on the west by the east right-of-way of Franklin Pike and being more particularly described as follows:

Beginning at an iron pin at the intersection of the east right-of-way of Franklin Pike and the south right-of-way of Biloxi Avenue;

Thence with Biloxi Avenue North 75 deg. 23 min. 00 sec. East, 265.00 feet to an iron pin at the intersection of Biloxi Avenue and the west right-of-way of a 15 foot alley;

Thence with the west right-of-way of the alley South 14 deg. 52 min. 00 sec. East, 400.00 feet to an iron pin at a corner common with the Ann J. Potter [sic], Trustee property;

Thence with Trotter South 75 deg. 23 min. 00 sec. West, 265.00 feet to an iron pin in the east right-of-way of Franklin Pike;

Thence with Franklin Pike North 14 deg. 52 min. 00 sec. West, 400.00 feet to the point of beginning.

TRACT 2:

Being a tract of land laying in Nashville, Davidson County, Tennessee and being part of Lots 140 through 143 on the plan of George I. Waddey's subdivision of Westwood as of record in Plat Book 332, page 99 and being part of Lot 6 on the plan of the lands of Mary R. Armistead, deceased, as of record in Plat Book 2, page 73 and being the Edwin Raskin property as of record in Deed Book 4457, page 957 and being bounded on the north by the south right-of-way of Biloxi Avenue, on the east by the west right-of-way of Interstate Highway 65, on the south by the V.M. Williams, Jr. and P.W. Charron property as of record in Deed Book 6699, page 701 and on the west by the Mabel Little Steele property as of record in Will Book 141, page 628 and the east right-of-way of a 15 foot alley;

Beginning at an iron pin at the intersection of the east right-of-way of a 15 foot alley and the south right-of-way of Biloxi Avenue;

Thence with Biloxi Avenue North 75 deg. 23 min. 00 sec. East, 134.20 feet to an iron pin;

Thence North 53 deg. 45 min. 00 sec. East, 368.50 feet to an iron pin in the west right-of-way of Interstate Highway 65;

Thence with Interstate 65 South 10 deg. 52 min. 00 sec. West, 609.90 feet to an iron pin;

Thence South 07 deg. 44 min. 00 sec. West, 233.66 feet to an iron pin;

Thence South 18 deg. 50 min. 00 sec. West, 166.10 feet to an X on concrete at a corner common with Williams and Charron;

Thence with a curve to the left, the radius of which is 1,273.24 feet, the central angle of which is 02 deg. 15 min. 53 sec., a chord of South 55 deg. 32 min. 12 sec. West, 50.33 feet, an arc length of 50.33 feet to an X on concrete at a corner common with Mabel Little Steele;

Thence with Steele North 01 deg. 48 min. 00 sec. East, 104.00 feet to a P.K. nail;

Thence South 64 deg. 38 min. 00 sec. West, 13.23 feet to a P.K. nail in the east right-of-way of a 15 foot alley;

Thence with the alley North 14 deg. 52 min. 00 sec. West, 689.15 feet to the point of beginning.

The foregoing description was taken from a survey dated June 2, 1993, prepared by Scot Cherry, Registered Land Surveyor No.1512, Job No. 93114, whose address is Cherry Land Surveying, 622 West Iris, Nashville, Tennessee 37204.

Tract 1 and 2 having originally been separated by an alleyway, which alleyway was abandoned pursuant to Ordinance No. 98-293 of the City of Berry Hill.

Being the same property conveyed to The Melrose Partners, LLC, a Tennessee limited liability company, from Melrose Biloxi Partners, LLC, a Tennessee limited liability company by deed of record at Instrument Number _____, Register's Office for Davidson County, Tennessee.