NEW OWNER:

LUIS ALVA
5859 HICKORY RIDGE RD
LEBANON, TN 37090

THIS INSTRUMENT
PREPARED BY:

Tressler & Associates, PLLC
Attorneys at Law
212 N Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:
New Owner

File No. 12-0087

Map 106
Group 01-0
Parcel 160.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20120040127 DEEDQC
Recvd: 06/01/12 08:54 4 pgs
Fees:22.00 Taxes:0.00
20120601-0047419

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **L.A.CONSTRUCTION and REMODELING, INC., a Tennessee Corporation,** does hereby convey unto **LUIS ALVA,** his successors and assigns, forever equally, all of right, title and interest in and to the following tract or parcel of land, situate and lying in Wilson County, Tennessee, bounded and described as follows, to-wit:

SEE ATTACHED "EXHIBIT A"

WITNESS SIGNATURE(S) this 11th day of May, 2012.

L.A.CONSTRUCTION and REMODELING, INC., a Tennessee Corporation

By: LUIS ALVA, President

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, L.A.CONSTRUCTION and REMODELING, INC., a Tennessee Corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that LUIS ALVA, President, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 11th day of May, 2012.

Notary Public

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

Affiant

Sworn to and subscribed to before me, this the 11th day of May, 2012.

Notary Public

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A

Property located at 454 Murfreesboro Road, Nashville, Davidson County, Tennessee 37210.

A parcel of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, and being all of Lot 1 shown on the plat entilted, "Re-Subdivision of Lots 1 and 2 Noel Investments, L.P. Subdivision" of record in Book 6900, Page 844, Register's Office for Davidson County, Tennessee, and being more fully described as follows:

Beginning at a lead in drilled hole on the northerly righ of way line of Murfreesboro Pike, U. S. 41-70S, said point at the westerly end of the northwesterly return curve at Murfreesboro Pike and Fesslers Lane; thence,

1. with the northerly right of way line of Murfreesboro Pike, U.S. 41-70S, N 70 degrees 00 minutes 01 seconds W, 233.37 feet to an iron pin set at the southwesterly cornr of Lot No. 1 of Noel Investments, Ltd. Subdivision and also being the southeasterly corner of Shomabhai B. Patel, et al as of record in Book 6560, Page 203, Register's Office for Davidson County, Tennessee; thence,

2.with the common line of said Lot No. 1 and Patel N 5 degrees 48 minutes 38 seconds E. 159.77 feet to an iron pin set; thence,

3.with a line being the north boundary of Lot No. 1 and the south boundary of Lot No. 2, S 81 degrees 55 minutes 51 seconds E, 199.85 feet to a PK nail set in asphalt; thence.

4.S 8 degrees 04 minutes 09 seconds W, 10.00 feet to a PK nail set in asphalt; thence,

5. S 81 degrees 55 minutes 51 seconds E. 86.00 feet to an iron pin set on the westerly right of way of Fesslers Lane; thence,

6.with the westerly right of way line of Fesslers Lane, S 8 degrees 04 minutes 09 seconds W161.64 feet to a lead in drilled hole at the beginning of a curve; thence,

7.with said curve to the right (radius 35.00 feet) southwesterly a distance of 62.25 feet to the point of beginning and having a chord bearing and distance of S 59 dgrees 01 minutes 42 seconds W 54.37 feet.

This conveyance is subject to a non-exclusive perpetual easement on, over and across a portion of said Lot No. 1 for purposes of ingress and egress to and from Lot No. 2 of Noel Investments, Ltd. Subdivision and Murfreesboro Pike.

The portion of the land subject to said non-exclusive perpetual easement of ingress and egress is more particularly defind in the Cross Easement and Restrictive Covenant Agreement (hereinafter called the "Cross Easement Agreement") executed simultaneously with this Deed, and described as follows:

A parcel of land in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, and being a part of Lot No. 1 shown on the plat entitled "Resubdivision of Lots 1 and 2, Noel Investments, Ltd., Subdivision of record in Book 6900, Page 844, Register's Office for Davidson County, Tennessee and being more fully described as follows:

BEGINNING at an iron pin set in the northerly right of way line of Murfreesboro Pike, U. S. 41 70S at the southwesterly corner of Lot No. 1 on the above noted plan of Noel Investments, Ltd. Subdivision, said plan also being the southeasterly corner of Shomabhai E. Patel, et al, of record in Book 6560, Page 203, Register's Office for Davidson County, Tennessee, thence,

1. with the common line of said Lot No. 1 and Patel, N 5 dgrees 45 degrees 48 minutes 38 seconds E, 159.77 feet to an iron pin set; thence,

2. with a line being the north boundary of Lot No. 1 and the south boundary of Lot No. 2 S 81 degrees 55 minutes, 51 seconds E 40.85 feet to an iron pin; thence,

3. S 3 degrees 07 minutes 14 seconds, 170. 69 feet to a lead in drilled hole on the northerly right of way of Murfreesboro Pike; thence.

4. with the northerly right of way line of Murfreeboro Pike, N 70 degrees 00 minutes 01

seconds W 50.37 feet to the point of beginning.

AND FURTHER, Noel Investments, L.P. (formerly Noel Investments, Ltd.) has granted unto Buger King Corporation, a non-exclusive perpetual easement running with the land in favor of the within described Lot No. 1 for ingress and egress and from the said Lot No. 1 and Elm Hill Pike on, over and across that portion of Lot No. 2 as shown on the Re-Subdivision of Lots 1 and 2 Noel Investments, Ltd., Subdivision more particularly defined in the Cross Easement Agreement and described as follows:

A parcel of land in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, and being part of Lot No. 2 shown on the plat entitled, "Re-subdivision of Lots 1 and 2, Noel Investments, Ltd. Subdivision" of record in Book 6900, Page 844, Register's Office for Davidson County, Tennessee, and being more fully described as follows:

BEGINNING at an iron pin at the common westerly corner of Lots 1 and 2 on the above noted plat. Said pin being North 5 degrees 48 minutes 38 seconds East 159.77 feet from the northerly right of way line of Murfreesboro Pike as measured along the westerly line of Lot No. 1; thence,

1. N 5 degrees 48 minutes 38 seconds East 363.85 feet to an iron pin on the southerly right of way line of Elm Hill Pike; thence,

2. with the southerly right of way line of Elm Hill Pike, S 85 degrees 35 minutes 04 seconds E 45.00 feet to a point; thence,

3. severing Lot No. 2, S 16 degrees 40 minutes 25 seconds W 79.52 feet to a point; thence,

4. S 5 degrees 48 minutes 38 seconds W, 258.85 feet to a point; thence,

5.S 14 degrees 15 minutes 35 seconds E, 31.52 feet to a point in the common line between Lots 1 and 2; thence,

6. with the common line of Lots 1 and 2, N 81 degrees 55 minutes 51 seconds W 40.85 feet to the point of beginning and containing 11,685 square feet or 0.268 of an acre.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING PARCEL OF LAND:

Beginning at a point on the westerly boundary of the right of way of Fessler's Lane (30 feet from centerline), said point being the northwest conrer of the above referenced parcel; Thence South 04 degrees 42 minutes 04 Seconds West (South 08 degrees 04 minutes 09 seconds West by deed) 37.52 feet, more or less, to a point (Sta. 11+58.70-30' Rt.)
Thence North 00 degrees 33 minutes 19 seconds West 37.68 feet, more or less, to a point on the northerly boundary of said parcel; Thence with the northerly boundary South 81 degrees 55 minutes 51 seconds East (by deed) 3.45 feet, more or less, to the point of beginning containing 65 square feet, more or less.

Being the same property conveyed to L. A. Construction and Remodeling, Inc., a Tennessee Corporation, by Deed from Terry Clyne, a single person dated March 7, 2006 and recorded in Instrument Number 20060310-0028217, Register's Office for Davidson County, Tennessee.

This is improved property known as 454 Murfreesboro Pike, Nashville, Tennessee 37210.