Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
2121 Abbott Martin Partners, LLC 2002 Richard Jones Road, Suite C-200 Nashville, TN 37215	131-02-0-097	Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (APC) 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **THE JOHN C. JEFFORDS TRUST** ("Grantor"), by these presents hereby sells, assigns, and quitclaims to **2121 ABBOTT MARTIN PARTNERS, LLC**, a Tennessee limited liability company ("Grantee"), and its successors and assigns, an undivided fee simple interest in all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved Property known as 4044 Hillsboro Pike, Nashville, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

[SEE SIGNATURE ON FOLLOWING PAGE]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 14 day of August, 2012.

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

Notary Public
My Commission Expires: 9-9-2014

7/2935621.3

BILL GARRETT, Davidson County
Trans:T20120060874 DEEDQC
Recvd: 08/15/12 12:36 4 pgs
Fees:22.00 Taxes:0.00
20120815-0073058

IN WITNESS WHEREOF, the Grantor has executed this Deed as of this 14th day of August, 2012.

GRANTOR:

THE JOHN C. JEFFORDS TRUST

By: Regions Bank, Co-Trustee

By: _____

Title: Senior Vice Pres.

STATE OF Tennessee)
COUNTY OF Davidson

Before me, Traci Bruce, of the state and county aforesaid, personally appeared Doug Kelley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Sr. Vice President of Regions Bank, an Alabama banking corporation, a Co-Trustee of the within named bargainor, and that he as such Sr. Vice President executed the foregoing instrument for the purpose therein contained, by signing the name of the bank by himself as Sr. Vice President

WITNESS my hand and seal, this 14 day of August, 2012.

Traci Bruce
Notary Public
My Commission Expires: _____

TRACI BRUCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Bruce
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

EXHIBIT A

LEGAL DESCRIPTION

4044 Hillsboro Pike, Nashville, Davidson County, Tennessee

BEING A CERTAIN PARCEL OF LAND LYING IN THE TWENTY-FIFTH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID PARCEL IS SHOWN AS THE SOUTHERLY 25 FEET OF LOT NO. 70 AND ALL OF LOT NO. 71, ON THE PLAT ENTITLED "COLONIAL HEIGHTS" OF RECORD IN PLAT BOOK 1130, PAGE 102, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE). SAID PARCEL IS LOCATED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HILLSBORO PIKE, SOUTH 41 DEGREES 59 MINUTES 11 SECONDS WEST, 100.00 FEET FROM THE SOUTHEASTERLY RIGHT-OF-WAY RETURN OF WARFIELD DRIVE, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN ¾" IRON ROD (OLD) WITH NO CAP, IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HILLSBORO PIKE AT THE MOST WESTERLY CORNER OF TRI STAR ENERGY, LLC OF RECORD AS INSTRUMENT NUMBER 20011009-0110143, R.O.D.C.T. AND SHOWN AS THE NORTHWESTERLY 200 FEET OF LOT 69 AND NORTHWESTERLY 200 FEET OF THE NORTHERLY 50 FEET OF LOT 70 OF SAID COLONIAL HEIGHTS, AND BEING THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH SAID TRI STAR ENERGY, LLC, SOUTH 47 DEGREES 54 MINUTES 06 SECONDS EAST, 199.70 FEET TO A 5/8" IRON ROD (OLD) WITH NO CAP AT THE MOST WESTERLY CORNER OF DUDLEY WARNER II OF RECORD IN DEED BOOK 8404, PAGE 378, R.O.D.C.T. AND SHOWN AS THE NORTHEASTERLY 100 FEET OF LOT 69 AND THE NORTHEASTERLY 100 FEET OF THE NORTHERLY 50 FEET OF LOT 70 OF SAID COLONIAL HEIGHTS;

THENCE, WITH SAID DUDLEY WARNER II, SOUTH 48 DEGREES 02 MINUTES 18 SECONDS EAST, 100.38 FEET TO A ½" IRON ROD (OLD) WITH NO CAP, IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 1710;

THENCE, WITH SAID ALLEY, SOUTH 42 DEGREES 00 MINUTES 49 SECONDS WEST, 100.00 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED "RAGAN-SMITH & ASSOCIATES", AT THE MOST EASTERLY CORNER OF THE BRADFORD BUILDING OF RECORD IN DEED BOOK 4880, PAGE 53, R.O.D.C.T. AND BEING LOT 72 AND THE NORTHERLY 25 FEET OF LOT 73 ON SAID COLONIAL HEIGHTS;

THENCE, LEAVING SAID ALLEY WITH SAID BRADFORD BUILDING, NORTH 47 DEGREES 58 MINUTES 03 SECONDS WEST, 300.00 FEET TO A ½" IRON ROD (OLD), WITH NO CAP, IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HILLSBORO PIKE;

THENCE, WITH SAID RIGHT-OF-WAY LINE, NORTH 41 DEGREES 58 MINUTES 03 SECONDS EAST, 100.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 29,996 SQUARE FEET OR 0.69 ACRES, MORE OR LESS.

Being the same property conveyed to JOHN C. JEFFORDS, by deed from ANN D. JEFFORDS, of record as Book 3031, page 361, dated March 4, 1960, Register's Office of Davidson County, Tennessee.

Being further conveyed to JOHN C. JEFFORDS, TRUSTEE by deed from JOHN C. JEFFORDS of record as Book 3406, page 625 dated July 27, 1962, said Register's Office. Order to Appoint Additional Trustee approved the appointment of J. DAVID TROTTER as a CO-TRUSTEE, filed in the Seventh Circuit Court for Davidson County (Probate Division), under Docket No. 09P-1783, Davidson County, Tennessee.