PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

BILL GARRETT, Davidson County
Trans:T20120072469 DEEDQC
Recvd: 09/26/12 09:19 2 pgs
Fees:12.00 Taxes:0.00
20120926-0087405

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant: Viren F. Patel

Subscribed and sworn before me, this the 25th, day of September, 2012.

Notary Public: _____
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-12-2016 BRYAN D. SPICER

ADDRESS OF NEW OWNER:
Viren Fulabhai Patel
1557 Market Square
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
060 08 0 011.01

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **AXAR PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP**, (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of its undivided right, title and interest to the hereinafter described property to **VIREN FULABHAI PATEL**, (hereinafter referred to as "**GRANTEE**") his heirs and assigns, in and to the following described tract of land:

Land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, originally a part of Lot No 5 on the Plan of C.Y. Hooper Lands, as of record in Minute book "C", page 400, of the Chancery Court at Nashville, and shown on the south part of a tract marked "Rogers" on the Map of the Subdivision of the James Cunningham Place, as of record in Book 421, page 173, Register's Office for said County, and being also known as part of Lots Nos 1 and 2 of the S H Chester Farm, not of record, and described according to a copy of a survey made by Hal R. Swann, Jr , Surveyor, February 8, 1964, as follows.

Beginning at an iron pin in the westerly margin of Dickerson Pike, being the northeast corner of a subdivision known as Eillhurst Acres, Section 3 as of record in Book 2331, page 86 Register's Office for said County, thence along the north line of said Subdivision, North 81 deg 28' west 160 feet to an iron pin, thence North 12 deg 17' East 132.0 feet to an iron pin; thence South 81 deg 28' East 160 feet to an iron pin in the westerly margin of Dickerson Pike, thence along the westerly margin of said Pike, South 12 deg 17' west 132 feet to the point of beginning.

Being the same property conveyed to AXAR Properties, a Tennessee General Partnership, by deed from Bobby G. Nolen of record in Instrument No. 20020725-0089558, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **3010 Dickerson Pike, Nashville, TN 37115**

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.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 25th day of September, 2012.

AXAR PROPERTIES,
A TENNESSEE GENERAL PARTNERSHIP

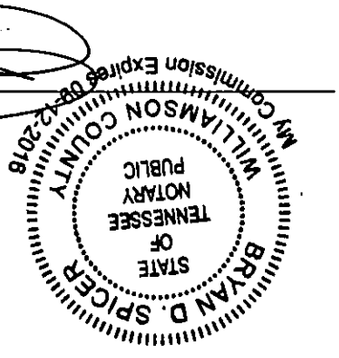
BY: VIREN FULABHAI PATEL
ITS: GENEREAL PARTNER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **VIREN FULABHAI PATEL**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the General Partner of AXAR Properties, a Tennessee General Partnership, the within named bargainor, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of AXAR Properties, a Tennessee General Partnership by **VIREN FULABHAI PATEL** as such General Partner.

Witness my hand and official seal at office, this 25th day of September, 2012.

NOTARY PUBLIC



My Commission Expires: