BILL GARRETT, Davidson County
Trans:T20120079924 DEEDQC
Recvd: 10/22/12 10:52 3 pgs
Fees:17.00 Taxes:0.00
20121022-0096447

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 17th day of October, 2012.

Notary Public
My commission expires: 11-5-14

LISA W. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014

This instrument prepared by
Eric R. Wilensky, Esq.
Foltz Martin Hudson & Knapp, LLC
3525 Piedmont Road, Suite 750
Atlanta, GA 30305

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
23HUNDRED, LLC 3200 West End – Suite 500 Nashville, TN 37203 Attn: Todd Jackovich	Same	105-14/272.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, HORSEPOWER, J.V., a Tennessee joint venture and general partnership ("GRANTOR") has bargained and sold, and by these presents does hereby quitclaim, transfer, and convey unto 23HUNDRED, LLC, a Delaware limited liability company ("GRANTEE") all of GRANTOR'S interest in and to the following real estate in Berry Hill, Davidson County, Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property located at 2300 Franklin Pike, Berry Hill, TN 37204.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand this 17th day of October, 2012.

HORSEPOWER, J.V., a Tennessee joint venture and general partnership

By: _____
Name: Earl H. Dunn, Jr.
Title: Managing General Joint Venturer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Earl H. Dunn, Jr. 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 Managing General Joint Venturer of HORSEPOWER, J.V., the within named bargainor, a Tennessee joint venture and general partnership, and that he as such Managing General Joint Venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as Managing General Joint Venturer.

Witness my hand and seal, at office in Nashville, Tennessee, this 17th day of October, 2012.

LISSA W. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014

_____
Notary Public
My Commission Expires:

EXHBIT A

Being a tract of land lying in the City of Berry Hill, Davidson County, Tennessee and being more particularly described as follows:

Commencing at the intersection of the southerly right-of-way line of Bradford Avenue, 50 feet in width, and the easterly right-of-way line of Franklin Pike;

Thence North 71 deg 02 min 40 sec East, 24.81 feet to an existing hole in concrete on the southerly right-of-way line of Bradford Avenue, being the true point of beginning for this tract;

Thence with the southerly right-of-way line of Bradford Avenue, North 71 deg 02 min 40 sec East, 325.22 feet to an existing iron rod at a corner common with the property conveyed to Melpark Properties Management, L.P., of record in Book 11037, page 674 at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Bradford Avenue with the westerly line of said Melpark Properties Management, South 18 deg 30 min 38 sec East, 367.50 feet to an existing concrete monument on the northerly right-of-way line of Melpark Drive, right-of-way width varies;

Thence with the northerly right-of-way line of Melpark Drive for the following three calls:

1) South 71 deg 02 min 47 sec West, 150.00 feet to an existing iron rod,
2) South 74 deg 01 min 17 sec West, 135.11 feet to an existing iron rod,
3) South 70 deg 45 min 21 sec West, 40.02 feet to an existing iron rod at the beginning of a radius return to Franklin Pike;

Thence with a curve to the right having a radius of 25.00 feet, a curve length of 39.30 feet and a chord bearing and distance of North 63 deg 32 min 46 sec West, 35.38 feet to an existing concrete monument on the easterly right-of-way line of Franklin Pike;

Thence with the easterly right-of-way line of Franklin Pike, North 18 deg 30 min 33 sec West, 310.68 feet to a radius return to Bradford Avenue;

Thence with a curve to the right having a radius of 25.00 feet, a curve length of 39.08 feet and a chord bearing and distance of North 26 deg 16 min 03 sec East, 35.22 feet to the point of beginning; containing 127,443 square feet or 2.926 acres more or less.

Being the same property conveyed to Horsepower, J.V. of record in Instrument Number 20120803-0069224 at the Register's Office for Davidson County, Tennessee.