This instrument was prepared by:
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424 Church Street, Suite 1401
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20120093062 DEEDQC
Recvd: 12/05/12 14:48 4 pgs
Fees:22.00 Taxes:0.00
20121205-0112114

QUITCLAIM DEED

FROM: MORGAN I. KARR AND PRICE A. KARR, as Tenants in Common, collectively, Grantor

TO: PRIMO HOLDINGS, a Tennessee general partnership, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Primo Holdings c/o Karr Investment Group 5633 Charlotte Pike Suite 201 Nashville, Tennessee 37209	Same	107-140-035

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer is ZERO DOLLARS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 2nd day of November, 2012.

Notary Public
My Commission Expires:_____

NOTARY PUBLIC DAVIDSON COUNTY MARSHALL

FOR AND IN CONSIDERATION OF valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MORGAN I. KARR AND PRICE A. KARR, as tenants in common (collectively, "Grantor"), do quitclaim unto PRIMO HOLDINGS, a Tennessee general

partnership ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is improved property is known as 910 Kirby Avenue, Nashville, Tennessee 37217.

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

Witness my hand this 28 day of November, 2012.

GRANTOR:

MORGAN I. KARR

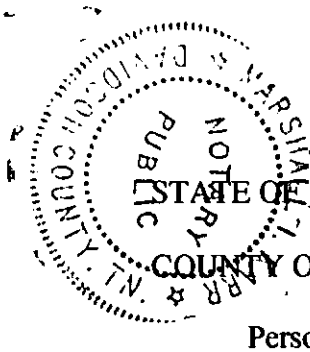
PRICE A. KARR

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, Marshall I. Karr, a Notary Public of said County and State, MORGAN I. KARR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Davidson County, this 28 day of November, 2012.

Notary Public
My Commission Expires: Sept 8, 2013



STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, Marshall I. Karr, a Notary Public of said County and State, PRICE A. KARR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Davidson County, Tennessee, this 2nd day of November, 2012.

Notary Public
My Commission Expires: Sept 8, 2013

EXHIBIT A

PROPERTY DESCRIPTION

LAND IN Davidson County, Tennessee, being Lot No. 382, on the Plan of Miro Meadows Addition No. 4, as of record in Book 2083, page 14, Register's Office for said County.

SAID Lot No. 382, fronts 60 feet on the easterly side of Kirby Avenue and runs back 192.7 feet on the northerly line and 179.2 feet on the southerly line to a dead line measuring 61.4 feet thereon.

Being the same property conveyed to Morgan I. Karr and Price A. Karr as tenants in common by Warranty Deed of record as Instrument No. 20041221-0151284, Register's Office for Davison County, Tennessee.