QUITCLAIM DEED

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
HILLSBORO CIRCLE AND DRIVE RETAIL PARTNERS 2002 Richard Jones Road, Suite 200C Nashville, Tennessee, 37215	131-02-0-022.00; 131-02-0-000.00-002; and 131-02-0-015.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (JKJ) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **GRISWOLD PROPERTIES**, a Tennessee general partnership ("Grantor"), by these presents hereby sells, assigns and quitclaims to **HILLSBORO CIRCLE AND DRIVE RETAIL PARTNERS**, a Tennessee general partnership ("Grantee"), Grantee's 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 on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 2122 Hillsboro Drive, and 4013 and 4014 Hillsboro Circle, Nashville, Davidson County, Tennessee.

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

STATE OF Tennessee
COUNTY OF Davidson

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

Coreen Newcomb
Affiant

Subscribed and sworn to before me this 5th day of December, 2012.

Notary Public
My Commission Expires:

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

BILL GARRETT, Davidson County
Trans:T20120095415 DEEDQC
Recvd: 12/13/12 10:56 4 pgs
Fees:22.00 Taxes:0.00

20121213-0114855

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 5th day of December, 2012.

Griswold Properties, a Tennessee general partnership

By: Griswold Management, Inc., a Tennessee corporation, managing partner

By: Nancy Junius Griswold
Nancy Junius Griswold, President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Nancy Junius Griswold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be the President of Griswold Management, Inc., a Tennessee corporation, the Managing Partner of GRISWOLD PROPERTIES, the within named bargainor, a Tennessee general partnership, and that she as such President of the Managing Partner executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as President of the Managing Partner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 5th day of December, 2012.

Notary Public
My Commission Expires:

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

EXHIBIT A

Description of the Property

TRACT ONE (2122 HILLSBORO DRIVE & 4014 HILLSBORO CIRCLE):

LAND IN THE 25TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOTS 7 THRU 11 AND PART OF LOT 12 OF BLOCK "C", HILLSBORO – HOBBS ROAD SUBDIVISION, NOT OF RECORD, MORE PARTICULARLY DESCRIBED IN ACCORDANCE WITH A SURVEY BY PATRICK S. COODE, DATED NOVEMBER 26, 2012, AS FOLLOWS:

BEGINNING IN THE EAST RIGHT OF WAY OF HILLSBORO CIRCLE, AS WIDENED, AT A POINT LOCATED 122.04 FEET NORTH OF THE NORTHEAST TURN-OUT OF SAID HILLSBORO CIRCLE AND HILLSBORO DRIVE;

THENCE LEAVING SAID RIGHT OF WAY S 86° 41' 00" E, 297.37 FEET TO THE NORTHEAST CORNER OF SAID LOT 7;

THENCE ALONG THE EAST LINE OF LOT 7 S 9° 52' 54" W, 151.13 FEET TO THE NORTH RIGHT OF WAY OF HILLSBORO DRIVE;

THENCE ALONG SAID RIGHT OF WAY N 86° 33' 05" W, 266.63 FEET TO THE NORTHERLY TURN-OUT OF SAID HILLSBORO DRIVE AND HILLSBORO CIRCLE;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25 FEET, A DISTANCE OF 42.30 FEET TO THE EAST RIGHT OF WAY OF HILLSBORO CIRCLE;

THENCE WITH SAID RIGHT OF WAY N 10° 17' 13" E, 59.68 FEET;

THENCE CONTINUING WITH SAID RIGHT OF WAY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 796.89 FEET, A DISTANCE OF 62.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.01 ACRES, MORE OR LESS.

Being the same property conveyed to Nelson L. Griswold, Jr., by Warranty Deed from Finis R. Sharp, Jr. and wife, Mary T. Sharp, dated March 12, 1962, of record in Book 3368, page 289; and by Warranty Deed from E.L. Savely and wife, Martha H. Savely, dated March 9, 1962, of record in Book 3368, page 311; and by Installment Deed from C. Alex Brown and wife, Eddie Mae Brown, dated March 9, 1962, of record in Book 3346, page 231; and by Warranty Deed from Thomas H. Wiggins and wife, Katherine Moore Wiggins, dated February 6, 1964, of record in Book 3679, page 221, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Griswold Enterprises, L.P., by Quitclaim Deed from Nelson L. Griswold, Jr. and wife, Nancy J. Griswold, dated August 12, 1998, of record in Book 11063, page 677, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Griswold Properties, a Tennessee general partnership, by Quitclaim Deed from Specialty Restaurant Development of Tennessee, L.L.C., a Tennessee limited liability company, dated July 7, 2006, of record in Instrument No. 20060707-0082057, Register's Office for Davidson County, Tennessee. See also Certificate of Merger of record in Instrument No. 20000103-0000329, Register's Office for Davidson County, Tennessee.

TRACT TWO (4013 HILLSBORO CIRCLE):

LAND IN THE 25TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOTS 11 AND 12 OF BLOCK "B", HILLSBORO – HOBBS ROAD SUBDIVISION, RECORDED IN BOOK 1130, PAGE 80, REGISTER'S OFFICE FOR SAID COUNTY AND A PART OF LOT 9 ON THE PLAN OF CASTLEMAN LANDS, RECORDED IN MINUTE BOOK "J", PAGE 30, R.O.D.C., MORE PARTICULARLY DESCRIBED IN ACCORDANCE WITH A SURVEY BY PATRICK S. COODE, DATED NOVEMBER 26, 2012, AS FOLLOWS:

BEGINNING IN THE WEST RIGHT OF WAY OF HILLSBORO CIRCLE, AS WIDENED, AT A POINT LOCATED 8.68 FEET NORTH OF THE ORIGINAL LINE OF SAID LOTS 11 AND 12;

THENCE LEAVING SAID RIGHT OF WAY N 79° 35' 44" W, 143.90 FEET TO THE EAST LINE OF THE HILLSBORO-HOBBS CONDOMINIUMS, RECORDED IN BOOK 5200, PAGE 54, R.O.D.C.;

THENCE WITH SAID EAST LINE N 10° 20' 49" E, PASSING THE NORTHWEST CORNER OF SAID LOT 12 AT 88.87 FEET, A TOTAL DISTANCE OF 98.87 FEET;
THENCE S 89° 08' 02" E, 140.81 FEET TO THE WEST RIGHT OF WAY OF HILLSBORO CIRCLE;

THENCE WITH SAID RIGHT OF WAY, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 472.07 FEET, A DISTANCE OF 67.84 FEET;

THENCE CONTINUING WITH SAID RIGHT OF WAY S 10° 12' 22" W, 54.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.36 ACRE, MORE OR LESS.

Being the same property conveyed to N.L. Griswold, Jr., by Warranty Deed from Clyde Roberts and Lyndal Roberts, dated February 25, 1964, of record in Book 3701, page 589 and as corrected in Book 8130, page 579, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to N.L. Griswold, Jr., by Warranty Deed from G. William Davis, Jr. and wife, Jean S. Davis, dated March 2, 1964, of record in Book 3703, page 15, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Griswold Enterprises, L.P., by Quitclaim Deed from N.L. Griswold, Jr. and wife, Nancy J. Griswold, dated August 12, 1998, of record in Book 11063, page 679, Register's Office for Davidson County, Tennessee. Griswold Enterprises, L.P., a Tennessee limited partnership, now known as Griswold Properties, a Tennessee general partnership, as shown in Certificate of Merger of record in Instrument No. 20000103-0000329, Register's Office for Davidson County, Tennessee.