QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20120095953 DEEDQC
Recvd: 12/14/12 15:13 3 pgs
Fees: 17.00 Taxes: 0.00

20121214-0115535

STATE OF GEORGIA
COUNTY OF COBB

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

CARPENTER INVESTMENTS, LLC

By: Richard W. Carpenter, Sr.
Its Manager Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF December, 2012

Notary Public

DAVID T WOLF NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES (AFFIX SEAL) FEB. 24, 2016

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY:
David T. Wolf, Esq.
David T. Wolf, P.C.
561 Village Trace, Suite 13B
Marietta, Georgia 30067

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
CARPENTER INVESTMENTS, LLC	CARPENTER INVESTMENTS, LLC	085 - 099
(NAME)	(NAME)	
3080 PEDENVILLE ROAD	3080 PEDENVILLE ROAD	
(ADDRESS)	(ADDRESS)	
CONCORD, GA 30206	CONCORD, GA 30206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum often dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, RICHARD W. CARPENTER, SR. an individual resident of the State of Georgia, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby bargain, sell, remise, release and forever quitclaim all of his right, title and interest and claim unto CARPENTER INVESTMENTS, LLC, a Georgia limited liability company, hereinafter called the GRANTEE(S), its heirs and assigns, a fifty-one percent (51%) undivided interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

This is improved property, known as: **3169 Lebanon Road, Nashville, Tennessee 37214**
(House Number) (Street) (P.O. Address) (City) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), its heirs and assigns forever so that neither the GRANTOR(S) nor any other person claiming under the GRANTOR(S) shall at any time, claim or demand any right, title, or interest in and to said tract or parcel of land or its appurtenances. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hands as of the 13th day of December, 2012.

RICHARD W. CARPENTER, SR.

STATE OF GEORGIA
COUNTY OF COBB

Personally appeared before me, the undersigned authority, a duly commissioned **Notary Public** in and for the State and County aforesaid, **Richard W. Carpenter, Sr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the within instrument for the purposes therein contained, and who further acknowledged that **he** executed the same as his free act and deed.

Witness my hand at office this the 13th day of December, 2012.

Notary Public

My Commission Expires:

DAVID T. WOLF NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES FEB. 24, 2016

EXHIBIT A

Legal Description

Being a tract of land, known as Lot 12 of the "First Revision of Lots 7, 11 and 12 Jackson Downs Commercial" as of record in Plat book 8250, page 921, Register's Office for Davidson County, Tennessee (RODC), being in the eastern portion of Davidson County, lying in the 14th Councilmanic District of Nashville, Tennessee. Bounded on the north by Lebanon Road (U.S. Highway 70) Right-of-way (ROW) varies, on the east by Dayton-Hudson Corporation as of record in Deed Book 9857, page 95 RODC, also known as Lot 8 of aforesaid Plat, on the south and west by E & A Acquisition Two Limited Partnership, as recorded in Deed of Instrument 20000918-0092435 RODC. Tract being described as follows:

POINT OF BEGINNING being a set point at the northeast corner of the tract being described, being Lot 12 of the aforesaid Plat, also lying on the southerly margin of Lebanon Pike; thence leaving said ROW South 44°42'00" East 188.00 feet to a set point; thence South 45°18'00" West 245.00 feet to a set point; thence North 44°42'00" West 158.00 feet to a set point; thence with a curve to the right having a radius of 30.00 feet, an arc length of 47.12 feet, a central angle of 89°59'45", a chord bearing and distance of North 00°17'56" East 42.43 feet to a set point on the southerly margin of Lebanon Pike; thence with said ROW North 45°18'00" East 215.00 feet to the point of beginning. Containing 45,867 square feet or 1.05 acres.

BEING the same property conveyed to Richard W. Carpenter, Sr. and Richard S. Davis, Jr. as tenants in common from Jackson Downs, L.P. by deed of record as Instrument No. 20020403-0040347, Register's Office for Davidson County, Tennessee.

TOGETHER WITH:

All rights, benefits and interests appurtenant to the above-described property under or pursuant to Article II of that certain Operation and Easement Agreement (the "OEA") by and among Dayton Hudson Corporation, a Minnesota corporation, Mathews Partners, Inc., a Tennessee corporation, and Jackson Downs, L.P., a Georgia limited partnership, dated November 10, 1995, and recorded in Book 9857, page 151, Register's Office for Davidson County, Tennessee as amended by First Amendment of record in Book 10841, page 648, Second Amendment of record in Book 10908, page 773 and Third Amendment of record as Instrument No. 200007050066702, Register's Office for Davidson County, Tennessee.

FURTHER TOGETHER WITH:

All rights, benefits and interests appurtenant to the above-described property under or pursuant to that certain Cross Access Easement Agreement by and among Jackson Downs, L.P., a Georgia limited partnership, Mathews Partners, Inc., a Tennessee corporation and Dayton Hudson Corporation a Minnesota corporation of record in Book 9857, page 116, Register's Office for Davidson County, Tennessee.