BILL GARRETT, Davidson County
Trans:T20120098016 DEEDQC
Recvd: 12/21/12 16:20 3 pgs
Fees:17.00 Taxes:0.00
20121221-0118109

This instrument prepared by:
Hugh W. Entrekin
Tune, Entrekin & White, P.C.
Suite 1700, Regions Center
315 Deaderick St.
Nashville, TN 37238

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Rowland Investments	SAME	Undivided interest in Map & Parcels 131-2 98, 99
c/o Bill Rowland P O BOX 150385		
Nashville, TN 37215		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is zero (0)

AFFIANT

Subscribed and sworn to before me this 17th day of December, 2012

NOTARY PUBLIC

COMMISSION EXPIRES: January 6, 2015

KALA ROSE WALKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2015

QUITCLAIM DEED

FOR A GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, The Bradford Building, a Tennessee general partnership does hereby quitclaim and convey unto Rowland Investments, a Tennessee general partnership, a 30.77 % undivided interest in certain real property located in Nashville, Davidson County, Tennessee, more particularly described as follows:

TRACT I: Being the south 50 feet of Lot No. 73 and a part of the North 30 feet of Lot No. 74 on the Map of Colonial Heights, as of record in Book 1130, page 102, Register's Office for Davidson County, and described as follows:

BEGINNING at a point in the easterly margin of Hillsboro Road said point being 25 feet south of the corner of Lots Nos. 72 and 73; thence easterly parallel to the line between said lots 300 feet to the westerly margin of a 20-foot alley; thence with the margin of the same, 80 feet to a point which is 30 feet south of the line of the Lots Nos. 73 and 74; thence westerly parallel to the line between Lots Nos. 73 and 74, 154.6 feet, more or less, to a point in the rear face wall of the building of the property of Roy J. Dennis and wife, Mary B. Dennis; thence with the rear face wall of said building northeasterly .17 to a point; thence along the northerly face wall of said building northwesterly 69.25 feet to the northwesterly corner of said building, being a point in the front line of a slab at the front of the building on said Dennis property; thence with the line of said slab southwesterly .54 feet to a point, which is 30 feet south of the line between Lots Nos. 73 and 74; thence westerly parallel to the line between said lots and 30 feet south of same, a distance of 76.15 feet to the east margin of Hillsboro Road; thence with the margin of the same, northerly 80 feet to the beginning.

TRACT II: Being Lot No. 72 and the northerly 25 feet of Lot No. 73 on the Plan of Colonial Heights Subdivision, of record in Book 1130, page 102, Register's Office for said County. Said lot and part of sand lot adjoin and front together 100 feet on the easterly side of Hillsboro Road and run back between parallel lines 300 feet to an alley.

Being the same property conveyed to THE BRADFORD BUILDING, A TENNESSEE GENERAL PARTNERSHIP (SUCCESSOR IN INTEREST TO THE BRADFORD BUILDING, A JOINT VENTURE UNDER AGREEMENT DATED JANUARY 1, 1973) by quitclaim deed from JOSEPH W. ROLAND, JR. AS TO AN UNDIVIDED 40% INTEREST, W. LIPSCOMB DAVIS, AS TO AN UNDIVIDED 20% INTEREST, JOSEPH G. MURPHY, AS TO AN UNDIVIDED 20% INTEREST, GORDON B. DOUGHERTY, AS TO AN UNDIVIDED 10% INTEREST AND MARY A. DOUGHERTY, AS TO AN UNDIVIDED 10% INTEREST of record in Book 4880, Page 53, dated December 10, 1974, said Register's Office.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 18th day of December, 2012.

The Bradford Building
By: Rowland Investments, its authorized general partner

By: _____
J. W. Rowland, III, partner

By: _____
Jane S. Rowland, partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Kala Rose Valien a notary public of the state and county mentioned, personally appeared J. W. ROWLAND, III and JANE S. ROWLAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Partners of ROWLAND INVESTMENTS, a Tennessee general partnership, itself the authorized partner of THE BRADFORD BUILDING, a Tennessee general partnership and the within named bargainor and that they as such Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the THE BRADFORD BUILDING by ROWLAND INVESTMENTS, its authorized partner.

WITNESS my hand and seal, the 18th day of December, 2012.

KALA ROSE VALIEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2015

Notary Public
My Commission Expires: 1/6/2015