BILL GARRETT, Davidson County
Trans:T20120099179 DEEDQC
Recvd: 12/27/12 15:32 3 pgs
Fees:17.00 Taxes:0.00
20121227-0119620

THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

QUITCLAIM DEED

Consideration Certificate

STATE OF Minnesota)
COUNTY OF Hennepin)

The actual consideration for this transfer is $0.

Barbara Haugen

Barbara Haugen, Manager of NISSWA LLC

Subscribed and sworn to before me,
this 26th day of December, 2012.

Nancy Lynn Hayes

Notary Public
My Commission Expires: 1/31/16

NANCY LYNN HAYES
Notary Public-Minnesota
My Commission Expires Jan 31, 2016

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
NISSWA LLC 6208 Braeburn Circle Edina, MN 55439	SAME	Davidson County Map 118-16; Parcel 53

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, **Richards Family Partners L.P.**, a Tennessee limited partnership, (the "Grantor") hereby forever quitclaims, releases and conveys unto **NISSWA LLC**, a Delaware limited liability company, its successors and assigns (the "Grantee"), a 27.852077% undivided interest in and to real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 27th day of December, 2012.

Richards Family Partners, L.P.

By: Richards Family Investments, LLC, General Partner

By: James E. Richards III
JAMES E. RICHARDS, III, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES E. RICHARDS, III, acting in his duly authorized capacity as Chief Manager of Richards Family Investments, LLC, the general partner of Richards Family Partners, L.P., 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 official seal on this 27th day of December, 2012.

Mary Gregory
Notary Public
My Commission Expires: 9-8-2013

MARY GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 8, 2013

EXHIBIT A

Legal Description

Land and improvements in Davidson County, Tennessee more particularly described as follows:

BEING all of Lots Nos. 94, 95, 96 and 97 on the Plan of Sidco Section Three, as of record in Book 2663, Page 41 as amended in Book 3577, Page 208 of the Register's Office for Davidson County, Tennessee, which Lots Nos, 94, 95, 96 and 97 join together and are more particularly described as follows:

BEGINNING at a point in the northerly margin of Norris Avenue at the southerly common comer of Lots Nos. 94 and 172: thence with the northerly margin of Norris Avenue North 87 deg, 20'00" West. 130.00 feet to a point; thence with a curve to the right having a central angle of 90 deg. 00.00" and a radius of 50.00 feet, an arc length of 78.54 feet to a point; thence with the easterly margin of Foster Creighton Drive North 02 deg. 40'00 East, 452.03 feet to a point; thence South 87 deg. 20'00" East. 180.00 feet to a point; thence South 02 degrees 40'00" West 502.03 feet to a point of beginning containing 89,828.895 square feet or 2.06 acres.

BEING a portion of the same property conveyed to Richards Family Partners, L.P., a Tennessee limited partnership, by a deed dated January 15, 2004 from James E. Richards, III et ux of record as Instrument Number 20040116-0006825 in the Register's Office for Davidson County, Tennessee.