QUITCLAIM DEED

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
MIDTOWN REALTY PARTNERS 2002 Richard Jones Road, Suite 200C Nashville, Tennessee, 37215	131-02-0-019.00 131-02-0-205.00	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, **MIDTOWN PROPERTY INVESTMENTS, LLC**, a Tennessee limited liability company ("Grantor"), by these presents hereby sells, assigns and quitclaims to **MIDTOWN REALTY 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 4105 and 4107 Hillsboro Road, 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.

Affiant

Subscribed and sworn to before me this 31 day of Dec, 2012.

Notary Public
My Commission Expires:

THERESA HOSTETLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2016

BILL GARRETT, Davidson County
Trans:T20130000395 DEEDQC
Recvd: 01/02/13 14:58 5 pgs
Fees:27.00 Taxes:0.00
20130102-0000478

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 31st day of December, 2012.

MIDTOWN PROPERTY INVESTMENTS, LLC, a
Tennessee limited liability company

By: _____
Name: John Clay III
Its: President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Johanna L. Jumper, of the state and county aforesaid, personally appeared John W. Clay III, 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 Midtown Property Investments, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 31st day of December, 2012.

_____
Notary Public
My Commission Expires: 7/7/14

JOHANNA L. JUMPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014

EXHIBIT A

Description of the Property

LOT NO. 1: -LAND IN THE 9TH WARD OF THE CITY OF NASHVILLE, FORMERLY THE 7TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 1 AND THE SOUTHERLY PART OF LOT NO. 6 OF BLOCK "C" ON THE MAP OF HILLSBORO-HOBBS ROAD SUBDIVISION, NOT OF RECORD, DESCRIBED TOGETHER IN PART ACCORDING TO A SURVEY MADE BY J.R. SCOTT, SURVEYOR, DECEMBER 5, 1939, IN PART ACCORDING TO A SURVEY MADE BY JOHN M. SULLIVAN, COUNTY SURVEYOR, DECEMBER 7, 1949, AND IN PART ACCORDING TO A SURVEY MADE BY R.T. SNYDER AND W.H. SPROLES, SURVEYORS, DECEMBER 21, 1962, AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY MARGIN OF HILLSBORO ROAD AND THE NORTHERLY MARGIN OF HILLSBORO DRIVE; THENCE N. 38 DEGREES E. 49.20' WITH THE NORTHWESTERLY MARGIN OF HILLSBORO ROAD TO A POINT; THENCE N. 55 DEGREES 30' W, 213.11' TO A POINT IN THE LINE BETWEEN LOTS NOS. 6 AND 7 ON SAID MAP, ALSO BEING THE EASTERLY LINE OF THE PROPERTY CONVEYED TO NELSON GRISWOLD, JR. BY DEED FROM E. L. SAVELY AND WIFE, AS OF RECORD IN BOOK 3368, PAGE 311, DAVIDSON COUNTY REGISTER'S OFFICE. THENCE WITH THE LINE BETWEEN LOTS NOS. 6 AND 7 ALONG GRISWOLD'S EASTERLY LINE S. 11 DEGREES-08' W 59.77' TO THE NORTHERLY MARGIN OF HILLSBORO DRIVE; THENCE WITH SAID MARGIN S. 84 DEGREES – 22' E. 11.9 AND S. 55 DEGREES – 30' E. 176' TO THE POINT OF BEGINNING.

LOT NO. 2 – LAND IN THE 9TH WARD OF THE CITY OF NASHVILLE, FORMERLY THE 7TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHEASTERLY PART OF LOT NO. 1 AND PART OF LOT NO. 2 AND A PART OF LOT NO. 6 OF BLOCK "C" ON THE MAP OF HILLSBORO-HOBBS ROAD SUBDIVISION, NOT OF RECORD, DESCRIBED TOGETHER IN PART ACCORDING TO A SURVEY MADE BY JR. SCOTT, SURVEYOR, DECEMBER 5, 1939, IN PART ACCORDING TO A SURVEY MADE BY JOHN M. SULLIVAN, COUNTY SURVEYOR, DECEMBER 7, 1949, AND IN PART ACCORDING TO A SURVEY MADE BY R.T. SNYDER AND W.H. SPROLES, SURVEYORS, DECEMBER 21, 1962, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY MARGIN OF HILLSBORO ROAD AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO MANNIE SUE STEPHENS BY DEED FROM E.G. VESTER AND WIFE, AS OF RECORD IN BOOK 1807, PAGE 143, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH SAID STEPHENS' SOUTHWESTERLY LINE N 54 DEGREES – 22' W 143.11' TO A POINT IN THE LINE BETWEEN LOTS NOS. 2 AND 3 ON SAID MAP, THENCE N 55 DEGREES – 30'W, 94.9' TO THE LINE BETWEEN LOTS NOS. 6 AND 7 ON SAID MAP, ALSO BEING THE EASTERLY LINE OF THE PROPERTY CONVEYED TO NELSON GRISWOLD, JR. BY DEED FROM E.L. SAVELY AND WIFE, AS OF RECORD IN BOOK 3368, PAGE 311, SAID REGISTER'S OFFICE; THENCE WITH THE LINE BETWEEN LOTS NOS. 6 AND 7 ALONG SAID GRISWOLD'S EASTERLY LINE S 11 DEGREES – 08' W. 55.23' TO A POINT; THENCE S 55 DEGREES – 30' E. 213.11' TO A POINT IN THE NORTHWESTERLY MARGIN OF HILLSBORO ROAD; THENCE WITH SAID MARGIN N 38 DEGREES E. 47.97' TO A POINT OF BEGINNING.

ALSO BEING THE SAME PROPERTY DESCRIBED IN THAT CERTAIN ATLA/ACSM SURVEY BY RAGAN SMITH DATED DECEMBER 21, 2012, JOB NO. 12069, AS FOLLOWS:

BEING A CERTAIN TRACT OF LAND LYING IN THE TWENTY-FIFTH COUNCIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID TRACT IS SHOWN AS PARCELS 19 AND 205 ON THE DAVIDSON COUNTY PROPERTY MAP NUMBER 131-2. SAID PARCELS ARE LOCATED IN THE NORTHWESTERLY QUADRANT OF THE INTERSECTION OF HILLSBORO PIKE AND HILLSBORO DRIVE, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A P.K. NAIL (OLD) IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HILLSBORO PIKE AND THE NORTHEASTERLY RADIUS RETURN OF HILLSBORO DRIVE RIGHT-OF-WAY LINE AND BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID HILLSBORO PIKE RIGHT-OF-WAY LINE WITH SAID HILLSBORO DRIVE RIGHT-OF-WAY LINE, WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 51 DEGREES 58 MINUTES 51 SECONDS, A RADIUS OF 25.00 FEET, AND ARC LENGTH OF 22.68 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 87 DEGREES 54 MINUTES 50 SECONDS WEST, 21.91 FEET TO A P.K. NAIL (NEW);

THENCE, CONTINUING WITH THE HILLSBORO DRIVE RIGHT-OF-WAY LINE, NORTH 51 DEGREES 40 MINUTES 56 SECONDS WEST, 160.00 FEET TO A P.K. NAIL (NEW);

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY LINE, NORTH 80 DEGREES 33 MINUTES 16 SECONDS WEST, 11.90 FEET TO A 5/8" IRON ROD (OLD) WITH NO CAP AT THE SOUTHEASTERLY CORNER OF GRISWOLD ENTERPRISES, LP. OF RECORD IN DEED BOOK 11063, PAGE 677, R.O.D.C.T., (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE);

THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH SAID GRISWOLD ENTERPRISES, LP., NORTH 14 DEGREES 22 MINUTES 20 SECONDS EAST, 115.92 FEET TO A 5/8" IRON ROD (OLD) WITH NO CAP AT THE SOUTHWESTERLY CORNER OF SECURITY FEDERAL SAVINGS & LOAN ASSOCIATION OF RECORD IN DEED BOOK 4898, PAGE 47, R.O.D.C.T.;

THENCE, WITH SAID SECURITY FEDERAL SAVINGS & LOAN ASSOCIATION, SOUTH 52 DEGREES 12 MINUTES 01 SECONDS EAST, 94.97 FEET TO A 5/8" IRON ROD (OLD) WITH A CAP STAMPED RAGAN-SMITH & ASSOCIATES;

THENCE, CONTINUING WITH SAID SECURITY FEDERAL SAVINGS & LOAN ASSOCIATION, SOUTH 50 DEGREES 05 MINUTES 23 SECONDS EAST, 143.11 FEET TO A P.K. NAIL (NEW) IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HILLSBORO PIKE;

THENCE, WITH SAID RIGHT-OF-WAY LINE, SOUTH 40 DEGREES 59 MINUTES 15 SECONDS WEST, 82.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 21,241 SQUARE FEET OR 0.49 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JOHN W. MURPHREE, III, TRUSTEE, BY DEED FROM HILLSBORO HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD AS INSTRUMENT NO. 20060425-0047352, DATED APRIL 24, 2006, SAID REGISTER'S OFFICE. BEING FURTHER CONVEYED TO BREAD & COMPANY, A TENNESSEE CORPORATION, BY QUITCLAIM DEED FROM JOHN W. MURPHREE, III, TRUSTEE, OF RECORD AS INSTRUMENT NO. 20060503-0051557, DATED APRIL 26, 2006, SAID REGISTER'S OFFICE, BEING FURTHER CONVEYED TO MIDTOWN PROPERTY INVESTMENTS, LLC, BY

QUITCLAIM DEED FROM BREAD & COMPANY, INC., OF RECORD AS INSTRUMENT NO. 20070503-0053487, DATED APRIL 27, 2007, SAID REGISTER'S OFFICE.