This Instrument prepared by
Thomas J. Haynes, Attorney
117 N. Maple Street
Murfreesboro, TN 37130

Map ____
Group ___
Parcel ___
16300012800

Address of New Owner &
Send Tax Notices to:
Scalini, LLC
6933 Scarlet Ridge Drive
Brentwood, TN 37027

From Information Furnished By The Parties

BILL GARRETT, Davidson County
Trans:T20130003448 DEEDQC
Recvd: 01/14/13 09:07 3 pgs
Fees:17.00 Taxes:0.00
20130114-0004061

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, FRED HEGWOOD, III (single), hereby transfers, conveys, and quitclaims to SCALINI, LLC, a Tennessee limited liability company, its successors and assigns, forever, all right, title and interest, in and to that certain tract or parcel of real estate situated in Davidson County, State of Tennessee being more particularly described as follows, to-wit:

Being a parcel of land in Nashville, First Civil District of 29th Councilmanic District, Davidson County, Tennessee, located generally in the northwest quadrant of the intersection of Zelida Avenue and Hamilton Church Road, said parcel being a portion of Lot 3 of the Hickory Highlands Master Plat, as of record in Record Book 6900, page 562, Register's Office for said County, and being more particularly described as follows:

Being at a point in the westerly right-of-way line of Hamilton Church Road, said point being located N 01 deg. 41' 44" E, 389.98 feet from the northerly terminus of the curve return to Zelida Avenue and Hamilton Church Road; thence leaving said right-of-way of Hamilton Church Road with a severance line, the following calls: N 88 deg. 18' 16" W, 105.08 feet to a point; N 41 deg. 21' 42" W, 556.92 feet to a point in the easterly property line of Southeast Acquisitions, as of record in Book 8105, page 356, Register's Office of said County; thence with said easterly line of Southeast Acquisitions, the following calls: N 45 deg. 58' 31" E, 41.60 feet to a set iron pin, N 38 deg. 54' 33" E, 127.31 feet to a set iron pin; thence leaving said easterly property line of Southeast Acquisitions and following the easterly property line of CM Property Management, of record in Book 8455, page 381, Register's Office for said County, N 44 deg. 31' 50" E, 664.32 feet to a set iron pin, thence S 02 deg. 28' 26" W, 273.66 feet to a set iron pin in the westerly property line of Commerce Union Bank, of record in Book 6654, page 905, Register's Office for said County, said pin also being a point in the westerly right-of-way of Hamilton Church Road; thence with said right-of-way line along a curve to the left 373.00 feet to a set iron pin, said curve having a central angle to the left 373.00 feet to a set iron pin, said curve having a central angle of 21 deg. 22' 16" , a radius of 1,000.00 feet, a tangent of 188.69 feet and a chord of S 12 deg. 22' 52" W, 370.84 feet; thence continuing with said right-of-way line, S 01 deg. 41' 44" W, 387.59 feet to the point of beginning, and containing 278,771 square feet or 6.40 acres more or less.

Said property is also known as Lot 2, on the plan of Hickory Manor Apartments of record in Book 9700, page 103, said Register's Office.

Being a parcel of land in Nashville, First Civil District of 29th Councilmanic District, Davidson County, Tennessee, located generally in the northwest quadrant of the intersection of Zelida Avenue and Hamilton Church Road, said parcel being a portion of Lot 3 of the Hickory Highlands Master Plat, as of record in Book 6900, page 562, Register's Office for said County, and being more particularly described as follows:

Being at a point in the westerly right-of-way line of Hamilton Church Road, said point being located N 01 deg. 41' 44" E, 389.98 feet from the northerly terminus of the curve return to Zelida Avenue and Hamilton Church Road; thence leaving said right-of-way of Hamilton Church Road with a severance line, the following calls: N 88 deg. 18' 16" W, 105.08 feet to a point; N 41 deg. 21' 42" W, 556.92 feet to a point in the easterly property line of Southeast Acquisitions, as of record in Book 8105, page 356, Register's Office of said County; thence with said easterly line of Southeast Acquisitions, the following calls: N 45 deg. 58' 31" E, 41.60 feet to a set iron pin, N 38 deg. 54' 33" E, 127.31 feet to a set iron pin; thence leaving said easterly property line of Southeast Acquisitions and following the easterly property line of CM Property Management, of record I book 8455, page 381, Register's Office for said County, N 44 deg. 31' 50" E, 664.32 feet to a set iron pin, thence S 02 deg. 28' 26" W, 273.66 feet to a set iron pin in the westerly property line of Commerce Union Bank, of record in Book 6654, page 905, Register's Office for said County, said pin also being a point in the westerly right-of-way of Hamilton Church Road; thence with said right-of-way line along a curve to the left 373.00 feet to a set iron pin, said curve having a central angle of 21 deg. 22' 16" , a radius of 1,000.00 feet, a tangent of 188.69 feet and a chord of S 12 deg. 22' 52" W, 370.84 feet; thence continuing with said right-of-way line, S 01 deg. 41' 44" W, 387.59 feet to the point of beginning, and containing 278,771 square feet or 6.40 acres more or less.

Said property is also known as Lot 2, on the plan of Hickory Manor Apartments of record in Book 9700, page 103, said Register's Office.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED HEREFROM IS THE FOLLOWING DESCRIBED PROPERTY:

Being a certain Tract or Parcel of land lying and being in the 1st Civil District, 29th Councilmanic District of Davidson County, Tennessee, being a portion of the Howard Lee Spain, Jr. property, as recorded in Instrument #20100929.0077439, in the Register's Office of Davidson County, Tennessee, Tax Map 136, Parcel 012800, and is more particularly described as follows:

Beginning at a Set Iron Pin on the West Right-of-way of Hamilton Church Road, and being the Southeast corner of Lot 2, the Property of Howard Lee Spain, Jr., as recorded in Instruction Number 20100929.0077439, R.O.D.C., and also being the Northeast corner of Lot 1, Hickory Manor Apartments, as recorded in Deed book 9542, page 728, Plat Book 9700, page 103, R.O.D.C., Tax Map 163, Parcel 036500, and also being the Southeast corner of the herein described property; thence along the North property line of the afore said Hickory Manor Apartments, Lot 1, N 88 deg. 18' 16" W, 105.08 feet to a Punch Mark in the existing sidewalk; thence following the common line of Lot 1 and Lot 2, Plat book 9700, page 103, R.O.D.C., N 41 deg. 21' 42" W, 21.74 feet to a set iron pin; thence leaving said common line on a new line severing the aforesaid Hickory Manor, Ltd., Property, N 59 deg. 37' 28" E, 44.63 feet to a set iron pin; thence S 82 deg. 32' 27" E, 82.53 feet to a set iron pin in the west right-of-way of Hamilton Church Road; thence along said Right-of-way S 01 deg. 41' 44" W, 31.29 feet to a set iron pin, said pin being the Point of Beginning, containing 0.09 acres or 3840.55 square feet, more or less.

Easement for Overhead Electric:
Commencing at a set iron point on the west right-of-way of Hamilton Church Road, sand being the Southeast corner of Lot 2, the Property of Howard Lee Spain, Jr., as recorded in Instrument Number 20100929.0077439, R.O.D.C., and also being the Northeast corner of Lot 1, Hickory Manor Apartments, as recorded in Deed Book 9542, Page 28, Plat book 9700, page 103, R.O.D.C., Tax Map 163, Parcel 036500; thence along said right-of-way of Hamilton Church Road, N 01 deg. 41' 44" E, 31.29 feet to a set iron pin; thence, leaving said right-of-way, N 82 deg. 32' 27" W, 66.51 feet to the centerline of a 20 foot wide easement, and Point of

Beginning; thence N 33 deg. 20' 52" E, 126.10 feet along the said centerline of a 20 foot wide easement for Overhead Electric, to the west right-of-way of Hamilton Church Road, Said Overhead Electric Easement being 10 feet in width, along either side of the herein described centerline, for a total width of 20 feet.

Being the same property conveyed to Fred Hegwood III, single by Deed from Howard Lee Spain, Jr., (unmarried) of record in Instrument #20111012-0079115, Register's Office of Davidson County, Tennessee.

WITNESS my hand this the 10th day of January, 2013.

Fred Hegwood III

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Fred Hegwood III the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within and foregoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee this the 10th day of January, 2013.

Notary Public

THOMAS J. HAYNES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 6-17-2013

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

I hereby swear or affirm that the actual consideration for this transfer is $"0".

Affiant

Sworn to and subscribed before me, this the 10th day of January, 2013.

Notary Public

THOMAS J. HAYNES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires 6-17-2013