QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 02/08/13 09:30 8 pgs
Fees:42.00 Taxes:0.00
20130208-0013153

TO: McAlister Properties II, GP
Grantee

This instrument was prepared by:
C. Mark Carver
Sherrard & Roe, PLC
150 3rd Avenue South, Suite 1100
Nashville, Tennessee 37201

FROM: McAlister Properties II, GP
Grantor

Address New Owner as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers:
McAlister Properties II, GP 1600 Old Hickory Boulevard Brentwood, TN 37027	Same	Map 158, Parcel 53 Map 158, Parcel 54 Map 158-08, Parcels 22, 23, 24, and 25 Map 158, Parcels 49 and 105 Map 158, Parcel 121

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00.

Affiant

THOMAS ATKINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Sworn to and subscribed before me, this 7 day of February, 2013.

Notary Public

My Commission Expires: March 8, 2014

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **McAlister Properties II, GP** (the "Grantor"), does hereby quitclaim and transfer unto **McAlister Properties II, GP**, a Tennessee general partnership, and its successors and assigns (the "Grantee"), all of Grantor's right, title and interest, in and to certain tracts of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The purpose of this deed is to combine the referenced tax parcels (Map 158, Parcel 53; Map 158, Parcel 54; Map 158-08, Parcels 22, 23, 24, and 25; Map 158, Parcels 49 and 105; and Map 158, Parcel 121) into one tax parcel.

A portion of this property is known as 1600 Old Hickory Boulevard and 1620 Old Hickory Boulevard, Brentwood, Tennessee 37027.

Executed effective the 7 day of February, 2013.

GRANTOR:

McAlister Properties II, GP,
a general partnership

By: _____
Sidney S. McAlister, Sr.,
Managing General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Sidney S. McAlister, Sr., the Managing General Partner of McAlister Properties II, GP, the within named bargainor, a general partnership, 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 on behalf of the general partnership as Managing General Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 7th day of February, 2013.

_____
Notary Public

My Commission Expires: March 8, 2014

THOMAS ATKINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

Map 158, Parcel 53:

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a survey made by Z.J. Wilkinson, surveyor, July 9, 1945, as follows:

Beginning at a point in the center of Old Hickory Boulevard at the southwest corner of the property conveyed to J.P. Edmunds and wife, by deed form Nashville Trust Company, Trustee, as of record in Book 1323, page 272, Register's Office for said County; thence with the center of Old Hickory Boulevard, north 85° 30' west 460 feet to the southeast corner of property conveyed to G.E. Freeman by deed form Nashville Trust Company, Trustee, of record in Book 1286, page 85, said Register's Office; thence north 2° east 1454 feet to the southerly line of Mrs. Paul Davis' land; thence with her southerly line, south 87° 30' east 460 feet to the northwest corner of J.P. Edmunds' property; thence with Edmunds' west line, south 2° west 1470 feet to the center of Old Hickory Boulevard, the point of beginning, containing 15.46 acres, more or less.

Included in the above description but expressly excluded from this conveyance is a certain tract of land in Davidson County, Tennessee, formerly in the 7th Civil District, and being the northerly 600 feet from a tract of land conveyed to Sidney S. McAlister and wife from Clabie T. Burke, as of record in Deed Book 2536, Page 259, R.O.D.C, Tenn., and being more particularly described as follows:

Beginning at a point in the west line of the aforesaid property and being in the east line of William R. Willis, Jr., said point being N. 2° E. 854 feet, more or less, from the centerline of Old Hickory Boulevard;

Thence, along with said Willis's east line, N 2° E, 600 feet to a point in the south boundary of Hillsboro Park, Section 11, as of record in Plat Book 2900, Page 74, said point being Willis's northeast corner;

Thence, S 87° 30' E, 460 feet with the south boundary of said Hillsboro Park and C. L., H. H. and S. S. McAlister's south line to the northwest corner of James F. Crowell, Jr.

Thence, S 2° W, 600 feet with said Crowell's west line to a point;

Thence, N 87° 30' W, 460 feet to the point of beginning.

Containing 6.34 acres, more or less.

There is also conveyed herein an ingress and egress easement of 20 feet width. Said easement is adjacent to and parallel with the westerly line of the remaining tract, said easement running from the beginning point of the above described parcel and extending S 2° W, 854 feet, more or less, to Old Hickory Boulevard.

Being the same property conveyed to Sidney S. McAlister and wife, Mary Elizabeth R. McAlister by deed of record in Book 2536, Page 259, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to McAlister Properties II, GP by deed of record at Instrument No. 20120813-0072121, Register's Office of Davidson County, Tennessee.

Map 158, Parcel 54:

Land in Davidson County, Tennessee, being further described as follows: Beginning at a stake in the north margin of Old Hickory Boulevard, in the west line of a 15.46 acre tract conveyed to Kate Tillett Smith, by deed of record in Deed Book 1286, Page 602, Register's Office for Davidson County, Tennessee, thence along said Boulevard, N 84 deg. 55' W 455 feet to a stake in the east line of the Eugene Sawyer land; thence with Sawyer's east line N 2 deg. 44' E 1405 feet to a stake in the south line of Mrs. Paul Davis' land; thence with her line, and along a fence S 87 deg E 467.3 feet to a stake in the northwest corner of the Smith Tract; thence with Smith's west line, S 2 deg 32' W 1424 feet to the beginning and containing 15 acres more or less.

Included in the above description but expressly excluded from this conveyance is a certain tract of land conveyed to Jerry Channell and wife, Susan Channell, and Juliette Channell, unmarried, as tenants in common, by Deed from Eleanor L. Willis, described in Deed of record in Book 9620, Page 687, Register's Office for Davidson County, Tennessee, and further described as follows: Beginning at a concrete monument, said monument being the southwest corner of said tract, and the most southeast corner of the property of Hillsboro Park, Section 13, as of record in Book 4175, Page 20, Register's Office for Davidson County, Tennessee and lying on the northerly right of way of Old Hickory Blvd.; thence North 02 deg. 46' E 538.02 feet to an iron pin; thence S 85 deg. 00' 22" E 405.48 feet to an iron pin; thence S 02 deg 49' 20" W 538.00 feet to an iron pin in the northerly right of way of Old Hickory Blvd.; thence with said right of way N 85 deg 00' 22" W to the point of beginning, containing 5.00 acres, more or less.

Being the same property conveyed to William R. Willis, Jr. and wife, Eleanor Willis by Deed from Randolph R. Sherling, Sr., and wife, Virginia B. Sherling, of record in Book 4601, page 351, dated 05/15/72, Register's Office for Davidson County, Tennessee.

Further being a portion of the property conveyed to Elanor L. Willis by Quitclaim Deed from William R. Willis, Jr., of record in Book 9384, Page 904, dated 06/21/94, recorded 06/21/94, Register's Office for Davidson County, Tennessee. The said Eleanor L. Willis and Eleanor Willis being one in the same.

Being the same property conveyed to Sidney S. McAlister and Cayce Joyce by Deed at Instrument No. 20040211-0016457, Register's Office for Davidson County, Tennessee. Mamie Cayce McAlister is one and the same person as Cayce Joyce.

Being the same property conveyed to McAlister Properties II, GP by deed of record at Instrument No. 20120813-0072116, Register's Office of Davidson County, Tennessee.

Map 158-08, Parcels 22, 23, 24, and 25
Map 158, Parcels 49 and 105

Tract No. 1: Being lot nos. 524, 525, 526, and 527 on the plan of Hillsboro Park, Section 11, as of record in book 2900, page 74, Register's Office for Davidson County, Tennessee.

Said lot no. 524 fronts 204.0 feet on the southerly side of Andover Drive and extends back 901.0 feet to the westerly line and extends back 859.8 feet on the easterly line to a dead line measuring 180.0 feet thereon.

Said lot no. 525 fronts 200.9 feet on the southerly side of Andover Drive and extends back 938.0 feet on the westerly line and extends back 901.0 feet on the easterly line to a dead line measuring 148.0 feet thereon.

Said lot no. 526 fronts 208.0 feet on the southerly side of Andover Drive and extends back 931.0 feet on the westerly line and extends back 938.0 feet on the easterly line to a dead line measuring 80.0 feet thereon.

Said lot no. 527 fronts 200.0 feet on the southerly side of Andover Drive and extends back 935.5 feet on the westerly line which is a broken line and extends back 931.0 feet on the easterly line to a dead line measuring 55.0 feet thereon.

Being the same property conveyed to Cayce L. McAlister, Harry Hill McAlister, and Sidney S. McAlister, Jr. by deed of record in book 5102, page 582, Register's Office for Davidson County, Tennessee. Mamie Cayce McAlister is one and the same person as Cayce L. McAlister.

Tract No. 2: Being a tract of land in the 7th Civil District of Davidson County, Tennessee, and described as follows:

Beginning at a concrete monument in the south margin of Andover Drive a 60-foot street, and being the northeast corner of lot no 524, Hillsboro Park, Section 11, Register's Office for Davidson County, Tennessee, of record in book 2900, page 74, located 1,067.2' from return at Kingsbury Drive and proceeding as follows; thence with the south right of way of proposed extension of Andover Drive south 74° 33' east a distance of 99.6' to a point; thence, with a 2,324.0' radius curve right a distance of 140.61' to a point; thence, south 3° 32' 30"west a distance of 794.9' with the original Paul M. Davis property line of record in book 736, page 410 said Register's Office, to a stone in fence; thence, north 85° 48' 30" west a distance of 366.6 toan iron pin; thence, with said lot no. 524, north 12° 27' east a distance of 859.8' to the point of beginning, and containing 5.73 acres, more or less as per survey by Turner Engineering Company, dated October 27, 1967.

Being part of the real property conveyed to Sidney S. McAlister, Sr., and wife, Mary Elizabeth Robers McAlister by deed from Estes-Taylor Company, Inc. of record in book 4202, page 949, said Register's Office.

Included in this description but excluded from this conveyance a tract of land in the 7th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by Turner Engineering Company, Inc., dated May 28, 1970, as follows:

Beginning at a concrete monument located at the southeast terminus of Andover Drive and the northeast corner of Lot No. 524 of the recorded plan of Hillsboro Park, Section 11, Book 2900, page 74, Register's Office for said County, and proceeding as follows: South 74 33' East a distance of 99.6 feet to a hub; thence with a 2324.0 foot radius curve to the right a distance of 140.61 feet to an iron pin; thence south 3° 32' west a distance of 332.2 feet to an iron pin; thence north 74° 12' west a distance of 291.5 feet to an iron pin in the east property line of Lot 524, of Hillsboro Park, Section 11; thence with said property line north 12° 27' east a distance of 328.0 feet to the point of beginning, and containing 2.0 acres, more or less.

Being part of the same property conveyed to Sidney S. McAlister and wife, Mary Elizabeth Roberts McAlister, by deed from Estes-Taylor Co., of record in book 4202, page 949, Register's Office for said County.

Being the same property conveyed to Cayce L. McAlister, Harry Hill McAlister, and Sidney S. McAlister, Jr. by deed of record in Book 5102, Page 582, Register's Office for Davidson County, Tennessee. Mamie Cayce McAlister is one and the same person as Cayce L. McAlister.

Tract No. 3, Parcel 105.00:

A tract of land in Davidson County, Tennessee, formerly in the 7th Civil District, and being the northerly 600 feet from a tract of land conveyed to Sidney S. McAlister and wife from Clabie T. Burke, as of record in Deed Book 2536, Page 259, R.O.D.C, Tenn., and being more particularly described as follows:

Beginning at a point in the west line of the aforesaid property and being in the east line of William R. Willis, Jr., said point being N. 2° E. 854 feet, more or less, from the centerline of Old Hickory Boulevard;

Thence, along with said Willis's east line, N 2° E, 600 feet to a point in the south boundary of Hillsboro Park, Section 11, as of record in Plat Book 2900, Page 74, said point being Willis's northeast corner;

Thence, S 87° 30' E, 460 feet with the south boundary of said Hillsboro Park and C. L., H. H. and S. S. McAlister's south line to the northwest corner of James F. Crowell, Jr.

Thence, S 2° W, 600 feet with said Crowell's west line to a point;

Thence, N 87° 30' W, 460 feet to the point of beginning.

Containing 6.34 acres, more or less.

There is also conveyed herein an ingress and egress easement of 20 feet width. Said easement is adjacent to and parallel with the westerly line of the remaining tract, said easement running from the beginning point of the above described parcel and extending S 2° W, 854 feet, more or less, to Old Hickory Boulevard.

Being the same property conveyed to Cayce L. McAlister, Harry Hill McAlister, and Sidney S. McAlister, Jr. by deed of record in Book 5380, Page 277, Register's Office for Davidson County, Tennessee. Mamie Cayce McAlister is one and the same person as Cayce L. McAlister.

Being the same property conveyed to McAlister Properties II, GP by deed of record at Instrument No. 20120813-0072120, Register's Office of Davidson County, Tennessee.

Map 158, Parcel 121:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, bounded on the south by Old Hickory Boulevard and being the northerly portion of the property conveyed to Donald R. Pfrimmer by deed of record in Book 5836, page 991, R.O.D.C., and being more particularly described according to a survey of Barge, Waggoner, Sumner & Cannon, Inc., dated December 24, 1987, File No. 8972-01 as follows:

Beginning at a point in the fence line, N 02° 01' 10" E, 647.8 feet from a concrete corner post in the northerly margin of Old Hickory Boulevard, said corner post being 1,560 feet, more or less, east of the centerline of Kingsbury Drive; thence, N 02° 01' 10" E, 760.65 feet to an iron pin in the southerly line of the property conveyed to S. S. McAlister by deed of record in Book 5102, page 582, R.O.D.C.; thence, with said southerly line, S 87°030' 38" e173.65 feet to an iron pin in the westerly line of the property conveyed to Rober C. Fraser by deed of record in Book 6309, page 747, R.O.D.C.; thence, with said westerly line, S 01° 55' 17" W, 760.66 feet; thence with a severance line, N 87° 34' 32" W, 174.95 to the point of beginning, containing 132,576 square feet or 3.04 acres, more or less.

Being the same property conveyed to Cayce McAlister Cumbest by deed of record in Book 7885, Page 531, Register's Office of Davidson County, Tennessee. Mamie Cayce McAlister is one and the same person as Cayce McAlister Cumbest.

Being the same property conveyed to McAlister Properties II, GP by deed of record at Instrument No. 20120813-0072123, Register's Office of Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Traci Bruce, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Traci Bruce

Traci Bruce

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Anna Edge, a Notary Public in and for the County and State aforesaid, personally appeared, Traci Bruce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 8th day of February, 2013.

ANNA M. EDGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Anna Edge

Notary Public

My Commission Expires: 5.20.14