BILL GARRETT, Davidson County
Trans:T20130058801 DEEDQC
Recvd: 07/10/13 15:14 5 pgs
Fees:27.00 Taxes:0.00
20130710-0071439

This Instrument Prepared By:
C. Palmer Pillans
Butler, Snow, O'Mara, Stevens & Cannada, PLLC
150 Third Avenue South, Suite 1600
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
U.S. Retirement Concepts, Ltd 3110 Nolensville Road Nashville, Tennessee 37211	Same	Map: 133-2 Parcels: 31, 35, 36, 37, 38 and 80

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, U.S. Retirement Concepts, LLC, a Tennessee limited liability company ("Grantor") does hereby quitclaim and convey unto U.S. Retirement Concepts, Ltd. a Tennessee general partnership ("Grantee"), all of its right, title and interest in that certain tract or parcel of land located in Davidson County, Tennessee as described on Exhibit A, which is attached hereto and made a part hereof.

This is improved property known as 3110 Nolensville Road, Nashville, Davidson County, Tennessee 37211.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the 10th day of July, 2013.

U.S. Retirement Concepts, LLC

By: _____
Randall Durham, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Randall Durham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the President of U.S. Retirement Concepts, LLC, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of U.S. Retirement Concepts, LLC as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of July, 2013.

Notary Public

My Commission Expires: July 7, 2014

MARQUICA L. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-, and no other monetary consideration.

AFFIANT

Subscribed and sworn to before me, this 5th day of July, 2013.

NOTARY PUBLIC

My Commission Expires: July 7, 2014

MARQUICA L. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2014

EXHIBIT A

PROPERTY DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

TRACT 1

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF METROPOLITAN NASHVILLE-DAVIDSON COUNTY, TENNESSEE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE SOUTHWEST END OF THE NORTHWESTERLY RETURN CURVE AT THE INTERSECTION OF THUSS AVENUE, A 50-FOOT ROAD, AND MCCOMBS AVENUE, A 50-FOOT ROAD; THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF THUSS AVENUE N 83° 18' 33" W 378.59 FEET TO A NAIL SET; THENCE, WITH THE EAST BOUNDARY LINE OF THE PROPERTY OF RADNOR BAPTIST CHURCH AS RECORDED IN DEED BOOK 5004, PAGE 107, AND DEED BOOK 5062, PAGE 669, R.O.D.C., TENNESSEE N 6° 41' 27" E 46.71 FEET TO A NAIL SET; THENCE, N 22° 21' 00" W 117.37 FEET TO A NAIL SET; THENCE, NORTHEASTWARDLY, 64.79 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 31.50 FEET, A CENTRAL ANGLE OF 117° 50' 40", AND A CHORD BEARING AND DISTANCE OF N 36° 34' 20" E 53.96 FEET TO A NAIL SET; THENCE, WITH THE END OF A 20 FOOT ALLEY S 4° 51' 12" W 20.00 FEET TO A NAIL SET; THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF THE ALLEY S 84° 29' 20" E 408.24 FEET TO A NAIL SET; THENCE, SOUTHEASTWARDLY, 31.19 FEET ALONG THE ARC OF A RETURN CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89° 20' 32" FEET, AND A CHORD BEARING AND DISTANCE OF S 39° 49' 04" E 28.12 FEET TO AN IRON PIN SET; THENCE WITH THE WEST RIGHT-OF-WAY LINE OF MCCOMBS AVENUE S 4° 51' 12" W 139.44 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE SOUTHWESTWARDLY, 40.07 FEET ALONG THE ARC OF A RETURN CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91° 50' 15", AND A CHORD BEARING AND DISTANCE OF S 50° 46' 20" W 35.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 77,331 SQUARE FEET OR 1.775 ACRES.

TRACT 2

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF METROPOLITAN NASHVILLE-DAVIDSON COUNTY, TENNESSEE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE NORTHWEST END OF THE SOUTHWESTERLY RETURN CURVE AT THE INTERSECTION OF SUNRISE AVENUE, A 50-FOOT ROAD, AND MCCOMBS AVENUE, A 50-FOOT ROAD; THENCE, SOUTHEASTWARDLY, 38.98 FEET ALONG THE ARC OF THE RETURN CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89° 20' 32", AND A CHORD BEARING AND DISTANCE OF

S 39° 49' 04" E 35.15 FEET TO AN IRON PIN SET; THENCE, WITH THE WEST RIGHTOF-WAY LINE OF MCCOMBS AVENUE S 4° 51' 12" W 115.06 FEET TO AN IRON PIN SET; THENCE, SOUTHWESTWARDLY, WITH THE NORTH RIGHT-OF-WAY LINE OF A 20-FOOT ALLEY, 31.65 FEET ALONG THE ARC OF A RETURN CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90° 39' 28", AND A CHORD BEARING AND DISTANCE OF S 50° 10' 56" W 28.45 FEET TO AN "X" ON CURB SET; THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF THE ALLEY N 84° 29' 20" W 379.77 FEET TO AN "X" ON CURB SET; THENCE, WITH THE EAST BOUNDARY LINE OF THE PROPERTY OF RADNOR BAPTIST CHURCH AS RECORDED IN DEED BOOK 5004, PAGE 107, AND DEED BOOK 5062, PAGE 669, R.O.D.C., TENNESSEE N 51° 12" E 160.00 FEET TO AN IRON PIN SET; THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF SUNRISE AVENUE S 84° 29' 20" E 375.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 63,780 SQUARE FEET OR 1.464 ACRES.

TRACT IS A PORTION OF LOT 38½ AND ALL OF LOTS 37 AND 38 ON THE PLAN OF SUNRISE, RS. STUMP'S SUBDIVISION AS RECORDED IN PLAT BOOK 332, PAGE 107, AND IS ALL OF LOTS 32, 33, 34, 35, AND 36 ON THE PLAN OF SUNRISE, P.S. STUMP'S SUBDIVISION AS RECORDED IN PLAT BOOK 421, PAGE 17, R.O.D.C., TENNESSEE. TRACT IS ALL OF TRACTS II, III, IV, AND V OF THE PROPERTY OF U.S. RETIREMENT CONCEPTS, INC., AS RECORDED IN DEED BOOK 7090, PAGE 550 AND CONTAINS ALL OF LOT 2, RADNOR BAPTIST CHURCH AS RECORDED IN PLAT BOOK 4955, PAGE 43, R.O.D.C., TENNESSEE.

EASEMENT DESCRIPTION:

TOGETHER WITH MATTERS BENEFITING THE PROPERTY IN AND TO AN EASEMENT ACROSS LAND IN THE FIRST CIVIL DISTRICT OF METROPOLITAN NASHVILLE-DAVIDSON COUNTY, TENNESSEE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET ON THE NORTH RIGHT-OF-WAY LINE OF THUSS AVENUE, A 50-FOOT ROAD, THAT IS N 83° 18' 33" WEST 378.59 FEET FROM AN IRON PIN SET AT THE SOUTHWEST END OF THE NORTHWESTERLY RETURN CURVE AT THE INTERSECTION OF THUSS AVENUE AND MCCOMBS AVENUE, A 50-FOOT ROAD; THENCE WITH THE EAST BOUNDARY LINE OF THE PROPERTY OF RADNOR BAPTIST CHURCH AS RECORDED IN DEED BOOK 5004, PAGE 107, AND DEED BOOK 5062, PAGE 669, R.O.D.C., TENNESSEE N 6° 41' 27" E 46.71 FEET TO A NAIL SET; THENCE, N 22° 21' 00" W 117.37 FEET TO A NAIL SET; THENCE, NORTHEASTWARDLY, 64.79 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 31.50 FEET, A CENTRAL ANGLE OF 117° 50' 40", AND A CHORD BEARING AND DISTANCE OF N 36° 34' 20" E 53.96 FEET TO A NAIL SET; THENCE, WITH THE END OF A 20 FOOT ALLEY S 4° 51' 12" W 20.00 FEET TO A NAIL SET; THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF THE ALLEY S 84° 29' 20" E 4.00 FEET TO A NAIL SET THENCE, SOUTHWESTWARDLY, WITH A LINE SERVING TRACT 1, 24.69 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 117° 51' 40", AND A CHORD

BEARING AND DISTANCE OF S 36° 34' 50" W 20.56 FEET; TO AN IRON PIN SET THENCE, S 22° 21' 00" E 135.33 FEET; TO A NAIL SET THENCE, S 6° 41' 27" W 40.06 FEET; TO AN IRON PIN SET THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF THUSS AVENUE N 83° 18' 33" W 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5,184 SQUARE FEET OR 0.119 ACRES.

THIS PROPERTY IS DESCRIBED ACCORDING TO A SURVEY DATED DECEMBER 21, 1988 BY JOHN E. CLEGHORN (R.L.S. TN # 1440) OF RAGAN-SMITH-MURPHY & ASSOCIATES.

BEING THE SAME PROPERTY CONVEYED TO U. S. RETIREMENT CONCEPTS, LLC BY QUITCLAIM DEED DATED MARCH 7, 2013 AND RECORDED IN INSTRUMENT # 20130307-0022979, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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