THIS INSTRUMENT PREPARED BY: Hugh W. Entrekin TUNE, ENTREKIN & WHITE, P.C. Suite 1700 315 Deaderick Street Nashville, Tennessee 37238 (615) 244-2770	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00 AFFIANT Subscribed and sworn to before me effective the 20th day of September, 2013. NOTARY PUBLIC My Commission Expires: 10-18-2015

PAULA M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owners as Follows:	Send Tax Bills To:	Map-Parcel Number:
JD, LTD c/o John E. Tune 302 Murfreesboro Road Nashville, TN 37205	SAME	see below

QUITCLAIM DEED

This deed is being recorded to evidence the property Owner's intent and desire to consolidate multiple tax parcels. All of parcels 224, 225, 388, 228, 227, and 383 on Map 105-4 are to be combined into one tax parcel.

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JD, Ltd, a Tennessee general partnership whose partners are John E. Tune, Carolyn N. Tune, and Julian W. Tune,** hereinafter collectively called Grantor, by these presents does transfer, quitclaim and convey unto **JD, Ltd, a Tennessee general partnership whose partners are John E. Tune, Carolyn N. Tune, and Julian W. Tune**, hereinafter called Grantee, Grantee's successors and assigns, all its right, title and interest in certain real property lying and being situated in the County of Davidson, State of Tennessee, being more particularly as follows:

Land in Davidson County, Tennessee, described as follows, to-wit:

Tracts 1 and 2:

Being part of Lot 4B, Expressway Commercial Park, Resubdivision of Lot Four, of record in Book 4060, page 122, Register's Office for said County, described as follows: Two tracts of land in Davidson County, Tennessee as follows:

BILL GARRETT, Davidson County
Trans:T20130082187 DEEDQC
Recvd: 09/23/13 12:55 6 pgs
Fees:32.00 Taxes:0.00
20130923-0099833

Tract No.1: Map 105-4 parcel 388

Being Lots Nos. 7 and 8, and the west 25 feet of Lot No.9 on the Map of J.D. Hostettler's Dixie Highway Subdivision, a plan of which is of record in Book 547, page 118, Register's Office for said County, together with a part of an unnumbered tract lying in the rear of said lots, and shown on a copy of a survey thereof made March 30, 1950, by James A. Hamilton, Jr., Surveyor, as follows:
Said lots and part of said lot together with said part of said unnumbered tract in the rear, adjoin and front together 125 feet on the north side of Murfreesboro Pike, as now widened and located and runs back between parallel lines, 185 feet to a dead line in the rear. Together with an easement for a sewer line as conveyed in a deed from Dixie Investment Corp., to B. E. Woodard and joined in by the adjoining property owner, Club Plantation, Inc., for the purpose of conveying and locating the said easement of record in Book 1911, page 412, Register's Office for said County, the said easement being across the east half of Lot No. 9 and all of Lots 10 to 16, both inclusive, and across so much of the said unnumbered tract lying in the rear of said lots as may be necessary for the purpose of erecting, maintaining and servicing a sewer line from the property herein conveyed to the main trunk line sewer crossing the property of the said Club Plantation, Inc., and does likewise give the right to tap on to any such sewer as then running from the said property to the then adjoining property owner, Club Plantation, Inc., to the said main trunk line sewer crossing the property of Club Plantation, Inc. The easement created for said sewer is fully described in the deed from Dixie Investment Corp., et al, to B. E. Woodard, of record in Book 1911, page 412, as follows: "Beginning at a point in the common easterly line of the property herein conveyed to the said B. E. Woodard and the west line of Club Plantation, Inc. being in the center line of Lot 9, and being approximately 119 feet north of the present margin of Murfreesboro Pike, and opposite the northeast corner of the building located on the property herein conveyed to the said B. E. Woodard, said easement shall then run northerly along the west line of the property of Club Plantation Inc., being along the westerly line of the easterly half of Lot No.9 to a point which is 175 feet north of the North margin of the Murfreesboro Pike, and running easterly, along the north line of the property of Club Plantation, Inc., to a point where said 20 foot easement herein created touches the main trunk line sewer presently serving Club Plantation, Inc."

Tract 2: Map 105-4 parcel 228
Being part of Lot No. 6 on the Plan of W. B. Lewis Home Place, as of record in Book 21, page 146, Register's Office for said County, and in the 3rd Civil District of said County, described according to a copy of a survey made August 24, 1960, by Barge-Waggoner and Sumner, Inc., Engineers, as follows:
Beginning at a concrete monument at the northwest comer of the property conveyed to B. E. Woodard, by deed of record in Book 1911, page 412, Register's Office, said point also being the corner of Scott Bolt & Screw Company; thence North 16° 38' East 175 feet to an iron pin; thence South 73° 22' East 125 feet to an iron pin; thence South 16° 38' West 175 feet to the northeast comer of the Woodard Property; thence

with the north line of the same, North 73° 22' West 125 feet to the point of beginning.

Tracts 1 and 2 Being the same property conveyed to John E. Tune, Julian N. Tune (being one and the same as Julian W. Tune) and David C. Tune by Warranty Deed from B. B. Doubleday, Jr., recorded on the 18th day of November, 1991 in Book 8487, Page 853, in the Register's Office of Davidson County, Tennessee.
This is improved property generally known as Murfreesboro Road, Nashville Tennessee 37210

Tract 3 : Map 105-4 parcel 227

Being Lots Nos. 5 and 6 on the Plan of J.D. Hostettler's Dixie Highway Subdivision as of record in Book 547, page 118, Register's Office for Davidson County, Tennessee. Said Lots Nos. 5 and 6 front 50 feet each on the northerly side of Murfreesboro Road and run back between parallel lines 142 feet to a dead line.

Included in the foregoing described property but excluded from this conveyance is such portion of Lots Nos. 5 and 6 as were acquired by Davidson County, Tennessee by a decree of the Second Circuit Court of Davidson County, Tennessee, which decree is of record in Minute Book 56, pages 367 and 368, Register's Office for Davidson County, Tennessee. Said decree was entered in the case of Davidson County *v.* S. A. Todd et al (prior owners of Lots Nos. 5 and 6 of the J.D. Hostettler's Dixie Highway Subdivision). The property which vested in Davidson County, Tennessee by this decree is described as follows:

A strip of land along the southerly margin of said lots 5, 6, 7, 8, 9, 14, 15 and 16 of the property of S.A. Todd and wife Lester F. Todd, bounded on the south by the northerly right-of-way of the present Murfreesboro Pike, on the north by a line parallel to and at all points 40' from the center line of the present Murfreesboro Pike, which coincides with the new center line, on the West by Kenneth Sisk, opposite Station 2 + 20.8 and on the East by the westerly right-of-way of Calhoun Avenue which crosses the center line at Station 8 + 10.3. The intervening lots 10 and 11 are owned by Shell Oil Company and lots 12 and 13 are owned by Kyle Davenport. Said strip fronts 400' on the northerly right-of-way of the present Murfreesboro Pike, has an average width of 7 feet, and contains 0.064 acres, more or less.

Together with the right to construct all cut and fill slopes upon the lands of S. A. Todd and wife, Lester F. Todd, adjacent to said right-of-way, because the graded width of Murfreesboro Pike is to be 80 feet, 40 feet on each side of the center line, the complete width of the right-of-way. The cut and fill slopes occupy an area shown on the plan, but which are is not to be affected except by

the slopes.

Tract 3 Being the same property conveyed to John E. Tune, Julian W. Tune and David C. Tune by Warranty Deed from Martha Cooper Sisk, individually, and Bingham Samuel Sisk and Martha Cooper Sisk, Co-Executors of the Estate of Kenneth P. Sisk, recorded on the 28th day of April, 1999 in Book 11450, Page 498, in the Register's Office of Davidson County, Tennessee.

Tract 4 - Map 105-4 parcel 383

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, being part of Lot No. 4-B, as shown on the Plan of resubdivision of Lot No. 4, Expressway Commercial Park, as of record in Book 4060, page 122, Register's Office for said County, and more particularly described according to the survey of Wendall H. Talley, Sr., dated August 2, 1984, as follows:

Beginning at a concrete monument at the northeasterly most corner of the property conveyed to P. F. Ott, by deed of record in Book 1495, page 507, Register's Office for Davidson County, Tennessee, said concrete monument being N 16 degrees 38' E, 135.00 feet along the easterly line of said P. F. Ott property from the northerly margin of Murfreesboro Road;

Thence, with the northerly line of said P. F. Ott property N 73 degrees 22' W, 100.00 feet to a point in the easterly line of the property conveyed to John E. Tune, et ux, by deed of record in Book 5955, page 691, Register's Office for Davidson County, Tennessee;

Thence, with the easterly line of said Tune property N 16 degrees 38' E, passing through an iron pin at a distance of 120.63 feet a total distance of 161.10 feet to an iron pin at the northeasterly corner of said Tune property;

Thence, with the northerly line of said Tune property N 73 degrees 22' W, 44.30

feet to a point; Thence, N 58 degrees 20' E, 256.72 feet to a point;

Thence, with the westerly line of the property conveyed to 3-B Realty Company, by deed of record in Book 4823, page 852, Register's Office for Davidson County, Tennessee, S 31 degrees 40' E, passing through an iron pin at 60.00 feet, a total distance of 132.00 feet to a point at the northwesterly corner of the property conveyed to Rayman G. Dayal, et al, by deed of record in Book 5882, page 26, Register's Office for Davidson County, Tennessee;

Thence, with a portion of the westerly line of said Dayal property S 16 degrees 38' W, 40.00 feet to a concrete monument at the northeasterly corner of the property conveyed

to A. H. Johnson, Jr., Trustee, by deed of record in Book 6300, page 394, Register's Office for Davidson County, Tennessee.

Thence, with the northerly line of said A. H. Johnson, Jr., Trustee, property N 73 degrees 22' W, 125.00 feet to a point;

Thence, with a portion of the westerly line of said A. H. Johnson, Jr., Trustee, property S 16 degrees 38' W, 225.00 feet to the point of beginning, containing 39,056 square feet or 0.90 acre, more or less, according to said survey.

Being the same property conveyed by deed from John E. Tune, Julian W. Tune, and David C. Tune to **JD, Ltd**, a Tennessee general partnership whose partners are John E. Tune, Carolyn N. Tune, and Julian W. Tune as recorded on the 9th day of August, 2013 in Instrument No. 20130809-0083694, in the Register's Office of Davidson County, Tennessee.

Tract 5- Map 105-4, Parcel 224 and 225

Land in the 3rd Civil District of Davidson County, being part of Lot No. 18 on the Plan of Hermitage Garden Lots, as of record in Book 57, page 43, Register's Office for said County, being also part of Lot No. 43, on the map of Hostettler's Tract, not of record and Lots Nos. 1, 2, 3, and 4, on the Plan of J.D. Hostettler's Dixie Highway Subdivision, as of record in Book 547, page 118, said Register's Office, described together according to a survey made by John M. Sullivan, County Surveyor, February 14, 1955, as follows:

Beginning on the northerly margin of Murfreesboro Pike at the southwest corner of the property conveyed to Paul F. Ott and Rush Sisk Ott, by deed from Elizabeth J. Sisk and husband, of record in Book 1495, page 407, said Register's Office, being also the corner of Lots Nos. 4 and 5, on the Plan of J. D. Hostettler's Dixie Highway Subdivision; thence north 18 degrees 33' East 295.9 feet; thence north 71 degrees west 285.1 feet to the easterly margin of the Tennessee Central Railroad right-of-way; thence with said Railroad right-of-way south 8 degrees 47' west 71.5 feet, and continuing with the same south 8 degrees 03' west 228.7 feet to the northerly margin of Murfreesboro Pike; thence with the same easterly 231 feet to the beginning.

This is improved property generally known as 302 Murfreesboro Road, Nashville Tennessee 37210

Being the same property conveyed by deed from **SIEMPRE ENTERPRISES, a Tennessee General Partnership,** whose managing partner is Carolyn N. Tune, **and David C. Tune** to **JD, Ltd**, a Tennessee general partnership whose partners are John E. Tune, Carolyn N. Tune, and Julian W. Tune as recorded on the 9th day of August, 2013 in Instrument No.

20130809-0083695, in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, this Quitclaim Deed has been executed effective the 20th day of September 2013.

JD, Ltd

By: _____
John E. Tune, authorized partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN E. TUNE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the authorized partner of JD, Ltd., the within named bargainor, a Tennessee general partnership, and who further acknowledged that he, being so authorized, did execute the within instrument for the purposes therein contained by signing his name as authorized partner of the partnership.

WITNESS my hand and official seal at Nashville, Tennessee, effective the 20th day of September 2013.

_____
NOTARY PUBLIC

PAULA M. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10/18/16