FROM: SKYLINE COMMERCIAL PROPERTIES

TO: STEVE DENNY, TERRY DENNY AND SCOTTY CHAMBLISS

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Steve Denny, Terry Denny and Scotty Chambliss, Individually 1140 Cotton Harris Road Joelton, Tennessee 37080	**Same**	**Map 050-00-0 Parcels 073.00; 074.00 and 075.00; and Map 051-00-0 Parcel 020.00**

This instrument prepared by:

Larry D. Craig
Attorney at Law
305 Fourteenth Avenue, North
Nashville, Tennessee 37203

Upon information furnished by the parties and without benefit of title examination or title insurance and no closing thereupon.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 20th day of December, 2013

NOTARY PUBLIC

My Commission Expires: 10-28-2015

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

We, Steve Denny, Terry Denny and Scotty Chambliss, being all of the partners of Skyline Commercial Properties, a Tennessee General Partnership, do hereby quitclaim to Steve Denny, Terry Denny and Scotty Chambliss, each owning an undivided one-third interest as tenants in common, in and to the following described tracts of land:

See Exhibits "A", "B", and "C" attached hereto and incorporated by reference herein.

Skyline Commercial Properties, LLC, formerly a Tennessee Limited Liability Company, now being Skyline Commercial Properties, a Tennessee General Partnership, by certificate of conversion as filed with the Secretary of State of Tennessee on June 16, 2009, wherein Steve Denny, Terry Denny and Scotty Chambliss were originally members and are now all of the partners of the aforestated Tennessee general partnership.

These are the same legal descriptions set forth on the previous deeds of record.

This is unimproved property commonly known as 927 Old Due West Avenue, Madison, Tennessee 37115; 3465 Dickerson Pike, Nashville, Tennessee 37207; and 915 Old Due West Avenue, Madison, Tennessee 37115.

Witness our hands this 20th day of December, 2013.

SKYLINE COMMERCIAL PROPERTIES

By: _____
STEVE DENNY, PARTNER

By: _____
TERRY DENNY, PARTNER

By: _____
SCOTTY CHAMBLISS, PARTNER

BILL GARRETT, Davidson County
Trans: T20130106598 DEEDQC
Recvd: 12/23/13 14:11 6 pgs
Fees: 32.00 Taxes: 0.00
20131223-0129447

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared Steve Denny, Terry Denny and Scotty Chambliss, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that himself to be all of the partners of Skyline Commercial Properties, the within named bargainor, a partnership, and that they, as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 20 13.

NOTARY PUBLIC

My Commission Expires: 10-28-2015

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

EXHIBIT "A"

Land situated in the Fourth Council District of Nashville, Davidson County, Tennessee, lying on the north side of Old Due West Avenue (50')and being more particularly described as follows:

Beginning at an existing iron pin in the northerly margin of Old Due West Avenue being the southeast corner of the herein described property and the southwest corner of John Sherrod, of record in Instrument Number 20010608006540, Register's Office for Davidson County;

Thence, along said northerly margin the following five (5) calls: South 88°21'05" West, a distance of 491.59 feet to the beginning of a curve tangent to said line;

Thence, westerly a distance of 154.34 feet along the curve concave to the south, having a radius of 1200.00 feet and a central angle of 7°22'09" to a point of reverse curvature;

Thence, westerly a distance of 191.21 feet along the arc of said curve concave to the north having a radius of 300.00 feet and a central angle of 36°31'03";

Thence, North 62"30'00" West tangent to said curve, a distance of 265.74 feet to the beginning of a curve tangent to said line;

Thence, westerly a distance of 158.44 feet along the curve concave to the south, having a radius of 725.00 feet and a central angle of 12°31'16";

Thence, leaving said margin and with Davidson Farmers Cooperative of record in Book 9478, page 852, R.O.D.C., and then with Charles and Velma Hoover of record in Book 7693, page 25, R.O.D.C. North 07°05'54" West, a distance of 277.90 feet;

Thence, North 05°40'52" West, a distance of 673.01 feet;

Thence, with the line of Gibbs of record in Book 11199, page 84, R.O.D.C., South 84°11'14" East, a distance of 758.00 feet to an existing iron pin;

Thence, with The Children of God Opening Doors of record in Instrument Number 200303240038929, R.O.D.C, the next two (2) calls: South 06"57'49" West, a distance of 378.15 feet to a PK Nail;

Thence, South 84°31'34" East, a distance of 678.21 feet to an existing iron pin;

Thence, with Sherrod South 06°25'59" West, a distance of 614.22 feet to the Point of Beginning; Containing 1,103,639 square feet or 25.33 acres, more or less.

Being the same property conveyed to Skyline Commercial Properties, a general partnership composed of Steve Denny, Terry Denny and Scotty Chambliss, by deed from Peggy D. Mathes, Administrator of the Estate of Horace B. Goodrich (a/k/a Horace Brown Goodrich) of record in Instrument No. 20100824-0066756, Register's Office for Davidson County, Tennessee.

Map 050-00-0, Parcel 073.00

927 Old Due West Avenue, Madison, Tennessee 37115.

JC
TD.

EXHIBIT "B"

Land situated in the Fourth Councilmanic District of Nashville, Davidson County, Tennessee, lying south of Old Due West Avenue and east of Dickerson Pike and being more particularly described as follows:

Beginning at an existing iron pin at the intersection of the easterly margin of Dickerson Pike (38' from the centerline of the pavement) and the southerly margin of Old Due West Avenue (50' right of way)

Thence, South 75°06'44" East, a distance of 409.08 feet to the beginning of a curve to the right;

Thence, along said curve, concave to the south, having a radius of 675.00 feet and a central angle of 12°34'59"; having a chord bearing and distance of South 68°49'15" East 147.94 feet and an arc distance of 148.24 feet;

Thence, South 62°31'44" East 265.74 feet to the beginning of a curve to the left;

Thence, southeasterly a distance of 223.08 feet along the curve concave to the north, having a radius of 350.00 feet and a central angle of 36°31'06", a chord bearing and distance of South 80°47'15" East a distance of 219.32 feet to a point of reverse curvature;

Thence, easterly distance of 147.91 feet along the arc of said curve concave to the south having a radius of 1150.00 feet and a central angle of 7°22'09" and having a chord bearing and distance of North 84°38'16" East a distance of 147.81 feet;

Thence, North 88°19'21" East, a distance of 131.80 feet;

Thence, North 88°57'21" East, a distance of 280.52 feet;

Thence, North 88°08'52" East, a distance of 69.81 feet;

Thence, leaving the margin of Old Due West Avenue and with the line of Skyline Commercial Properties, LLC of record in Instrument Number 20041117013822, R.O.D.C. for the next three calls: South 08°24'44" West, a distance of 302.71 feet to an iron pin set;

Thence, South 11°29'06" West, a distance of 111.46 feet to an iron pin set;

Thence, South 07°30'36" West, a distance of 164.88 feet to an existing iron pin;

Thence, with HTI Memorial Hospital Corporation of record in Instrument Number 200812300123555, R.O.D.C, the next two calls: South 06°34'06" West, a distance of 622.16 feet;

Thence, North 82°21'35" West, a distance of 670.48 feet to an existing iron pin;

Thence, with Skyline Commercial Properties, of record in Instrument Number 20041117-013822, R.O.D.C., North 10°34'31" East, a distance of 80.56 feet to a fence post near the corner of cemetery;

Thence, along or near the easterly line of a cemetery North 07°10'47" East, a distance of 82.33 feet to a fence post;

Thence, with Skyline Commercial Properties, LLC for the next two calls: North 06°50'44" East, a distance of 723.87 feet to an existing iron pin;

Thence, North 60°23'41" West, a distance of 1037.83 feet to the Point of Beginning. Containing 866,000 square feet or 19.88 acres more or less.

Being the same property conveyed to Skyline Commercial Properties, a general partnership composed of Steve Denny, Terry Denny and Scotty Chambliss, by deed from Peggy D. Mathes, Administrator of the Estate of Horace B. Goodrich (a/k/a Horace Brown Goodrich) of record in Instrument No. 20100824-0066757, Register's Office for Davidson County, Tennessee.

Map 050-00-0, Parcel 074.00; Map 051-00-0, Parcel 020.00

927 Old Due West Avenue, Madison, Tennessee 37115 and 915 Old Due West Avenue, Madison, Tennessee 37115.

SC

T.D

EXHIBIT "C"

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being described according to a survey dated February 22, 1996, prepared by Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Project No. 96018/5115, and being more particularly described as follows:

Commencing at an iron pin set in the southerly line of the Horace B. Goodrich property as described in Deed Book 7454, Page 103, R.O.D.C., Tennessee, said pin being situated South 48 deg. 51 min. East a distance of 59.5 feet from the centerline intersection of Dickerson Pike (a 80 foot wide road) and Old Due West Ave. (A 50 foot wide road); thence, South 60 deg. 21' 57 sec. East a distance of 1037.83 feet to an iron pin set the POINT OF BEGINNING of the herein described tract of land; thence,

1. With the westerly line of the Horace B. Goodrich property. South 06 deg. 52 min. 28 sec. West a distance of 723.87 feet to a metal fence post at the northeast comer of a cemetery, thence,

2. Leaving the westerly line of the Goodrich property and with the northerly line of a cemetery. North 83 deg. 36 min. 45 sec. West a distance of 46.58 feet to a metal fence post at the northwest corner of a cemetery; thence,

3. With the westerly line of a cemetery. South 07 deg. 00 min. 31 sec. West a distance of 83.49 feet to a metal fence post at the southwest corner of a cemetery; thence,

4. With the southerly line of said cemetery. South 85 deg. 03 min. 11 sec. East a distance of 46.32 feet to a metal fence post in the westerly line of the Goodrich property, thence,

5. Continuing with Goodrich's west line. South 10 deg. 36 min. 15 sec. West a distance of 80.56 feet to an existing iron pin; thence,

6. With the west line of the Nashville/Music City Land Fund, LP., as being described in Deed Book 7356, Page 156, R.O.D.C., Tennessee, South 06 deg. 49 min. 41 sec. West a distance of 318.18 feet to an existing iron pin; thence.

7. With the northerly line of the Nashville/Music City Land Fund, L.P., North 84 deg. 04 min. 05 sec. West passing an existing iron pin a distance of 551.98 feet and having a total distance of 575.90 feet to an iron pin set in the easterly right-of-way line of Dickerson Pike as widened said pin being 51 feet more or less from the center line of said road; thence,

8. With the easterly right-of-way line of Dickerson Pike as widened (right-of-way varies) as recorded in Deed Book 9854, Page 160, R.O.D.C., Tennessee, in a northerly direction, a curve to the left having an arc length of 363.87 feet and a radius of 2800.00 feet to an iron pin set, said curve has a chord bearing and length of North 04 deg. 03 min. 57 sec. West. 363.61 feet; thence,

9. Continuing along said right-of-way, North 07 deg. 47 min. 21 sec West a distance of 99.83 feet to an iron pin set; thence,

10. Continuing along the easterly right-of-way of Dickerson Pike as widened. South 83 deg. 21 min. 24 sec West a distance of 2.00 feet to an iron pin set in the easterly right-of-way line of Dickerson Pike (an 80 foot road) at this point; thence,

11. Along said right-of-way in a northerly direction. North 06 deg. 38 min. 36 sec. West a distance of 1195.76 feet to an iron pin set; thence.

12. With the southerly line of the Horace B. Goodrich property. South 60 deg. 21 min. 57 sec. East a distance of 1037.83 feet to the POINT OF BEGINNING and containing 1,031,486 square feet or 23.680 acres, more or less, as calculated by the above courses and distance which were determined within the precision requirements of an Urban Class, ALTA/ASCM Land Tide survey of 1991

Subject to the means of ingress and egress over Tract 1 (above described) to and from a certain cemetery tract, described as follows:

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being described according to a survey dated February 22, 1996, prepared by Ragan-Smith Associates, Inc. 315 Woodland Street, Nashville, Tennessee 37206, Project No. 96018/5115. and being more particularly described as follows:

Commencing at an iron pin set in the northeast comer of TRACT 1 in the westerly line of the Horace B. Goodrich property as described in Deed Book 7454, Page 103, R.O.D.C., Tennessee; thence, with the westerly line of Goodrich. South 06 deg. 52 min. 28 sec. West a distance of 723.87 feet to the POINT OF BEGINNING of the herein described tract of land; thence,

1. Continuing with Goodrich's west line, South 07 deg. 12 min. 33 sec. West a distance of 82.33 feet to a metal fence post; thence,

2. In a westerly direction, North 85 deg. 03 min. 11 sec West a distance of 46.32 feet to a metal fence post; thence,

3. In a northerly direction, North 07 deg. 00 min. 31 sec. East a distance of 83.49 feet to a metal fence post; thence,

4. In an easterly direction, South 83 deg. 36 min. 45 sec. East a distance of 46.58 feet to the POINT OF BEGINNING and containing 3.849 square feet or 0.088 acres more or less as calculated by the above courses and distance which were determined within the precision requirements of an Urban Class, ALTA/ASCM Land Title survey of 1992.

Being the same property conveyed to Skyline Commercial Properties, LLC, a Tennessee Limited Liability Company, by deed from Terry Denny, Steve Denny, and Scotty Chambliss, by deed of record in Instrument No. 20041117-0138222, Register's Office for Davidson County, Tennessee. Skyline Commercial Properties, LLC now being Skyline Commercial Properties, a Tennessee General Partnership.

Map 050-00-0, Parcel 075.00

3465 Dickerson Pike, Nashville, Tennessee 37207.