THIS DOCUMENT PREPARED BY: Bryan Howard Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444 BRYAN HOWARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017	STATE OF Tennessee COUNTY OF Davidson The actual consideration for this transfer is $-NONE-. Affiant Subscribed and sworn to before me, this 9th day of January, 2014. Bryan Howard Notary Public My Commission Expires: _____

Address of new owner:	Send Tax Bills to:	Map/Parcel Numbers
		82-5/157.00
Baugh & Pardue Properties, a	SAME	82-5/158.00
Tennessee General Partnership		82-5/159.00
50 Van Buren St.		82.00/004.00
Nashville, Tennessee 37208		

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Baugh & Pardue Properties, LLC (the "Grantor"), 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, and for the purpose of transferring its entire interest in the subject parcels of real property, hereby releases, remises and quitclaims unto Baugh & Pardue Properties, a Tennessee general partnership, all right, title and interest of the Grantor in and to certain tracts or parcels of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

BILL GARRETT, Davidson County
Trans:T20140002859 DEEDQC
Recvd: 01/14/14 10:13 5 pgs
Fees:27.00 Taxes:0.00
20140114-0003567

The subject realty is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

EXECUTED on this the 9th day of January, 2014.

BAUGH & PARDUE PROPERTIES, LLC

By _____
John T. Baugh, Chief Manager

STATE OF Florida
COUNTY OF Charlotte

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN T. BAUGH, in his position as Chief Manager of BAUGH & PARDUE PROPERTIES, LLC, a Tennessee limited liability company, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained as said officer.

WITNESS my hand, this 9 day of January, 2014.

_____
Notary Public

SUZANNE PRICE
MY COMMISSION # EE 869080
EXPIRES: January 27, 2017
Bonded Thru Budget Notary Services

My Commission Expires: 1/27/17

EXHIBIT A
Legal Description

TRACT 1

The property line description to follow is taken from a two lot subdivision plat tendered to the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee for recording in June of 2000. The plat was approved on the Consent Agenda on July 06, 2000 subject to a bond of $45,000, however, the plat was never recorded.

The following description combines Lots 1 and 2 which are comprised of all or parts of the original lots mentioned in Note 12 on the plat entitled "Tennessee Dressed Beef Company Subdivision", and dated June 7, 2000. The original subdivision is entitled "O'Shaughnessy Plan" and is recorded in Plat Book 21, Page 119, R.O.D.C., TN. This description is also subject and subordinate to Notes 1-15, inclusive as shown on the plat and any further easements, title exceptions, etc. or an unnamed factor, if any, that may affect title to the property.

The following property line description contains all of Lots 17, 18, 19, 20, 21, 22, 35, 36, 37, and parts of 23, 24, 25, 26, and 38 as recorded in the O'Shaughnessy Plan, Plat Book 21, Page 119, R.O.D.C, TN, is known as Parcel 157.00 of Property Map 82-5 and Parcel 004 of Property Map 82.00, and is recorded in Deed Book 4107, Page 971, and Deed Book 4963, Page 159, and Book 4963, Page 155 R.O.D.C, TN and is further described according to a survey by Alpha 2000 Group, LLC, dated June 7, 2000 as follows:

Beginning at an old iron rod in the easterly boundary of the Metropolitan Government property recorded in Deed Book 6660, Page 563, R.O.D.C, TN, said point also being the southwest corner of another Metropolitan Government parcel recorded in Deed Book 7017, Page 341, R.O.D.C., TN and being the northwest corner of the subject property,

THENCE, leaving said point and running with the southerly boundary of the Metropolitan Government parcel, North 56° 30' 00" East 233.38 feet to a new iron rod in the westerly margin of Burns Street (70'),

THENCE, leaving said Metropolitan Government property and running with the westerly margin of Burns Street, South 26° 20' 38" East 312.15 feet to a new iron rod at the beginning of a radius return at Burns Street and Van Buren Street,

THENCE, running with said radius return having a central angle of 83° 08' 24", a radius of 30.00 feet, and arc length of 43.53 feet to a new iron rod at the end of the curve and in the northerly margin of Van Buren Street (70'),

THENCE, running with the northerly margin of Van Buren Street, South 56° 47' 46" West 237.46 feet to a new iron rod at the beginning of a radius return at Van Buren Street and Adams Street (50'),

THENCE, running with the said radius return having a central angle of 83° 49' 37", a radius of 30.00 feet, an arc length of 43.89 feet to a new iron rod in the easterly margin of Adams Street,

THENCE, running with said easterly margin, North 39° 22' 37" West 153.43 feet to a new iron rod at a terminus of Adams Street and in the southerly boundary of the Metropolitan Government property previously referred to in Deed Book 6660, Page 563 R.O.D.C, TN,

THENCE, running with said property for the next two (2) calls:

(1) North 56° 59' 46" East 25.00 feet to an old iron rod at the beginning of a property line curving in a northerly direction,

(2) Running with the curve having a central angle of 29° 19' 45", a radius of 358.28 feet, and an arc length of 183.40 feet to the point of beginning,

CONTAINING, 99,195 Square Feet, more or less, OR 2.277 Acres, more or less.

Being the same property conveyed to Baugh & Pardue Properties, LLC, from The Tennessee Dressed Beef Co. at instrument No. 20010228-0018392 in the Register's Office for Davidson County, Tennessee.

TRACT 2

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 17, 18, 19, 20, 21 and 22 on the O'Shaughnessy Plan, as of record in Book 21, page 119, Register's Office for said County.

Said Lot No. 17 fronts 46 feet on the northerly side of Van Buren Street and runs back between lines measuring 161 feet on the easterly line and 160 feet on the westerly line to an alley in the rear on which it measures 65 feet.

Said Lots Nos, 18, 19, 20 and 21 fronts 50 feet on the northerly side of Van Buren Street and runs back between parallel lines 160 feet to and alley in the rear, on which they each measure 50 feet.

Said Lot No. 22 fronts 45 feet on the northerly side of Van Buren Street and runs back between lines, measuring 160 feet on the easterly line and 162 feet on the westerly line to a 20 foot alley in the rear on which it measures 70 feet.

Being the same property conveyed to Baugh & Pardue Properties, LLC from The Tennessee Dressed Beef Co. by Warranty Deed dated September 12, 2000, and recorded September 13, 2000 at instrument No. 20000913-0090835 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and/or setback lines of record in Plat Book 21, page 119, Register's Office for said County.

TRACT 3

That certain tract of land in Davidson County, Tennessee, described as follows:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the easterly margin of Adams Street and being more particularly described as follows:

Beginning at a point in the easterly margin of Adams Street, said point being S26° 58' 05" E, 267.70 feet along said margin from the southeast corner of Adams Street and Van Buren Street;

Thence, leaving said margin, with the south line of Centurion Products, Inc., N 73° 30' 01" E, 171.89 feet to a point;

Thence, S 16° 43' 02" E, 30.12 feet to a point;

Thence, severing the property of Nashville Wholesale Moulding, Inc., S 73° 30' 00" W, 166.44 feet to a point in the easterly margin of Adams Street;

Thence, with said margin, N 26° 58' 05" W, 30.63 feet to the point of beginning, containing 5,095 square feet or 0.12 acres, more or less.

Being the property conveyed to Baugh & Pardue Properties, LLC from Stephen A. McDuffie of record in Deed Book 11202, Page 878, Register's Office for Davidson County, Tennessee.

This conveyance and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

TRACT 4

That certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A tract or parcel of land in the City of Nashville, being parts of Lots 102, 103 and 104, on the Plan of Hugh W. McGavock's Addition to North Nashville, as of record in Book 17, page 640, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southeast corner Van Buren and Adams Street and running thence eastwardly with the southerly margin of Van Buren Street 650 feet more or less, to the low water mark on the Cumberland River; thence up said River with the line of the low water mark 395 feet more or less, to the southerly margin of a proposed 30 foot street, since vacated and abandoned by the City of Nashville, as shown on the plan of record in Chancery Book 2, page 131, of the Clerk and Master's Office of said County; thence with the southerly margin of said street South 73 deg. 30 min. West 381.5 feet, more or less; to an iron pin; thence North 16 deg. 30 min. West 30 feet to an iron pin; thence with the northerly margin of said proposed street South 73 deg. 30 min. West 171.64 feet to an iron pin in the easterly margin of Adams Street; thence northwardly with the easterly margin of Adams Street 267-7/10 feet, more or less, to the point of beginning.

Being the same property conveyed to Baugh & Pardue Properties, LLC by Warranty Deed from Tennessee Dressed Beef Company, of record in Book 11113, page 528, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This is improved property commonly known as 1420 Adams Street, Nashville, TN 37208.