QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 03/14/14 13:25 4 pgs
Fees:22.00 Taxes:0.00
20140314-0021542

FROM: Loren L. Black
Grantor

This instrument prepared by:
John R. Voigt
Sherrard & Roe, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

TO: Larry's Country Diner, LLC
Grantee

Address New Owner as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
Larry's Country Diner, LLC 916 Harpeth Valley Place Nashville, Tennessee 37221-2037	Same	Tax Map-Parcel No.: 12700008600

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me, this 6th day of March, 2014.

Notary Public

My Commission Expires:
03-07-17

LINDA L. BALLINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Linda L. Ballinger
My Commission Expires
March 7, 2017
STATE OF TENNESSEE

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Loren L. Black,** an individual resident of the State of Tennessee (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey to **Larry's Country Diner, LLC**, a Tennessee limited liability company (hereinafter referred to as the "Grantee"), 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").

This property is known as 7734 Highway 70 South, Nashville, Davidson County, Tennessee 37221.

IN WITNESS WHEREOF, the Grantor has executed this quitclaim deed this 6th day of March, 2014.

GRANTOR: **Loren L. Black**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Loren L. Black, the within named bargainor, 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 by signing his name.

Witness my hand and seal, at Office in Nashville, Tennessee, this 6th day of March, 2014.

Notary Public

My Commission Expires:

03-07-17

LINDA L. BALLINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC
Linda L. Ballinger
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Exhibit "A"
Legal Description

PARCEL NO. 1:

Being in the City of Nashville , County of Davidson, State of Tennessee, as follows:

Beginning at a concrete monument at the northwest intersection of Harpeth Valley Road and U. S. Highway N. 70; thence with the north margin of said highway N. 89° 42' W 57.1 feet to a concrete monument at an offset in the right-of-way line of said highway; thence with said offsets S 10° 45' W 36 feet to the north margin of U.S. Highway No. 70; thence continuing along said highway with the arc of a curve having a radius of 948.9 feet 276.02 feet to an iron pin; thence with a line parallel to and 75 feet westerly from the east margin of a T.V.A. transmission line N. 29° 58' W 185.02 feet to an iron pin; thence N 32° 10' E 335.2 feet to a concrete monument in the south line of Bellevue Manor Subdivision; thence with said subdivision N 89° 45' E 217.7 feet to a concrete monument in the west margin of Harpeth Valley Road; thence with said road S 11° 52' E 162.62 feet to the beginning of a curve and continuing with said road along the arc of a curve having a radius of 634.54 feet, 262.79 feet to the beginning.

The westerly 75 feet of this conveyance is subject to any restrictions placed thereon by the Tennessee Valley Authority, as of record in Book 3572, page 251, said Register's Office, and further subject to a 2 foot easement for a private water line extending west from Harpeth Valley Road 2 feet south of a line previously described herein as being N 89° 45' E 217.7 feel.

PARCEL NO.2:

Land in Davidson County, Tennessee, described as follows:

From a concrete monument in the southwest corner of Lot No. 1 of Bellevue Manor Subdivision go S-29 degrees-52 minutes-12 seconds-W for 255.68 feet along the line of Polk to the Point of Beginning; Thence S-29 degrees-52 minutes-12 seconds-W for 14.78 feet to an iron pin, Thence S-15 degrees-33 minutes-50 seconds-E for 217.96 feet to an iron pin in the Northern R.O.W. of U.S. Highway 70 S; Thence easterly with the R.O.W. curve for 73.96 feet to an iron pin, said curve having a radius of 948.9 feet, a deflection angle of 4 degrees-27 minutes-57 seconds RT, a tangent length of 37.00 feet, a chord length of 73.94 feet, and a chord bearing of N-87 degrees-02 minutes-19 seconds-E; Thence N-29 degrees-51 minutes-40 seconds-W for 252.29 feet to the Point of Beginning; said property containing 0.217 acres, more or less.

Being the same property conveyed to Loren L. Black by Deed from Steven R. Beggrow, recorded on February 20, 2007, of record in Instrument No. 20070220-0020175, Register's Office for Davidson County, Tennessee.

Description Referenced: The description is the same as that used in the last deed prior to this transaction.

CERTIFICATE OF AUTHENTICITY

I, Linda L. Ballinger, 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.

Linda L. Ballinger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Celeste Dillehay, a Notary Public in and for the County and State aforesaid, personally appeared, Linda L. Ballinger, 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 14th day of March, 2014.

Notary Public

My Commission Expires:

March 7, 2017

NOTARY PUBLIC
AT LARGE
Celeste Dillehay
My Commission Expires
March 7, 2017
STATE OF TENNESSEE