BILL GARRETT, Davidson County
Trans:T20140022806 DEEDQC
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Fees:17.00 Taxes:0.00
20140404-0028138

This Instrument Prepared By:
John T. Cook, Esq.
2927 Berry Hill Drive
Nashville, Tennessee 37204

25633-1
Box 14

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL:
Cook Out-Gallatin Pike Inc. 15 Laura Lane, Suite 300 Thomasville, North Carolina 27360	New Owner	072-06-0/278-00 072-06-0/279-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter-named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which are hereby acknowledged, **NOEL BOWEN BEARDEN**, and **HAROLD NEWTON LOVVORN, III**, (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **COOK OUT-GALLATIN PIKE, INC.**, a Tennessee corporation (hereinafter referred to as the "**Grantee**"), all of the Grantors' interests in the following described premises, to-wit:

See Exhibit A for legal description.

BEING all of the same property conveyed to Noel & Company, Inc., by Deeds from Mitchell H. Roberson, William S. Roberson and Odell Roberson, individually and as trustees for Roberson Brothers Coal & Ice Company, a Tennessee corporation, and as a partnership which has also done business as Roberson Bros. Ice Company, of record in Book 1905, Page 61, dated September 29, 1950, and from Wilson A. Scoggins and wife, Elizabeth Scoggins, of record in Book 2963, Page 183, dated October 5, 1959, and further conveyed to Cawthon A. Bowen, Jr. by Quitclaim Deed dated December 1, 1980 from Noel & Company, Inc., of record in Book 5693, Page 272, Register's Office for Davidson County, Tennessee. The said Cawthon A. Bowen, Jr. having since died on January 11, 2002. The said property was further conveyed to Noel Bowen Bearden, a two-thirds (2/3) undivided interest, and Harold Newton Lovvorn, III, a one-third (1/3) undivided interest, as tenants-in-common by Special Warranty Deed dated November 25, 2002 from Noel Bearden, Executor of the Estate of Cawthon A. Bowen, Jr., deceased, of record in Instrument No. 20021205-0149984, Registers' Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

IN WITNESS WHEREOF, the Grantors have caused their names to be affixed hereto on this 31st day of March, 2014.

Noel Bowen Bearden, by Suzanne M. Lovvorn, as Attorney-in-Fact

Harold Newton Lovvorn, III, by Suzanne M. Lovvorn, as Attorney-in-Fact

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **SUZANNE M. LOVVORN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **NOEL BOWEN BEARDEN**, and **HAROLD NEWTON LOVVORN, III**, and that she as such Attorney-in-Fact, executed the foregoing instrument on behalf of and as the personal act and deed of the said **NOEL BOWEN BEARDEN**, and **HAROLD NEWTON LOVVORN, III** for the purpose therein contained, by signing the name of **NOEL BOWEN BEARDEN**, and **HAROLD NEWTON LOVVORN, III** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2013.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $-0-.

Affiant

Sworn to and subscribed before me on this 31st day of March, 2014.

DANA M. MEADOWS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public
My Commission Expires: 2-7-17

EXHIBIT A
Legal Description

A certain tract of land lying in Davidson County, Tennessee, being located in the city of Nashville; and being the property previously recorded in Instrument No. 20021205-0149984, and being more particularly described as follows:

The basis of the bearings for this legal description is based on grid north as established by Tennessee State Plane Coordinates, Zone 4100. All iron pins set are ½"x18" iron pins with 1" yellow plastic cap stamped "J. Arnold PLS 2526".

Beginning at an iron pin set in the east right of way of Gallatin Pike (r/w varies), said pin being a common corner to DOLGENCORP, Inc. (Instrument No. 00009244-0000447), and being the northwestern most property corner of the parent tract.

Thence, leaving the right of way of Gallatin Pike and with the line of DOLGENCORP, Inc., S 81°49'02" E a distance of 205.84' to a ½" iron pin found in the west right of way of a 15' alley.

Thence, leaving the line of DOLGENCORP, Inc. and with the right of way of the 15' alley, S 19°56'40" W a distance of 151.70' to a ½" iron pin found, said pin being a common corner to Taco Bell of America, Inc. (Instrument No. 20020524-0063883).

Thence, leaving the right of way of the 15' alley and with the line of Taco Bell of America, Inc., N 82°04'23" W a distance of 219.60' to an iron pin set in the east right of way of Gallatin Pike.

Thence, leaving the line of Taco Bell of America, Inc. and with the right of way of Gallatin Pike, N 24°49'28" E a distance of 156.03' to the point of **Beginning**, containing 31,677 +/- square feet (0.73 acres) as surveyed by Arnold Consulting Engineering Services, Inc., Jeff Arnold PLS 2934 on January 8, 2014.