BILL GARRETT, Davidson County
Trans:T20140035628 DEEDQC
Recvd: 05/21/14 16:12 3 pgs
Fees:17.00 Taxes:0.00
20140521-0043920

This Instrument Prepared By:

Jeffrey A. Greene
(Tenn. Bar No. 10972)
725 Cool Springs Blvd., Ste. 600
Franklin, TN 37067

Address New Owner:
Freegard Partners X
c/o J. Edmond Freeman, Jr.
109 Murphy Court
Nashville, TN 37203

Send Tax Bills To:
[same]

Map / Parcel
092 080 367.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **FREEMAN FAMILY LIMITED PARTNERSHIP,** the Grantor herein, does hereby transfer, convey and forever quitclaim unto **FREEGARD PARTNERS X,** a Tennessee general partnership, the Grantee herein, its successors and assigns, all of Grantor's right, title, interest, claim or demand in and to the tract or parcel of land situated in Davidson County, Tennessee, as described in *Exhibit A* attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set its hand on this the 20th day of May, 2014.

FREEMAN FAMILY LIMITED PARTNERSHIP

By: _____
J. Edmond Freeman, Jr., General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

For Tennessee Recording Tax purposes the actual consideration for this transfer is: None.

_____
J. Edmond Freeman, Jr.

Subscribed and sworn to before me
This 20 day of May, 2014

_____
NOTARY PUBLIC
My Commission Expires: 11-6-17

DAWN EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
November 6, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the state and county aforesaid, personally appeared J. EDMOND FREEMAN, JR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the General Partner of FREEMAN FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership, and that he, as such General Partner of the Limited Partnership, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as General Partner.

Witness my hand and seal, at office in Davidson, Tennessee, this 19 day of May, 2014.

Notary Public

My Commission Expires: 11-6-17

DAWN EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 6, 2017

EXHIBIT A

A parcel of land located on Charlotte Avenue in the First Civil District, Nineteenth Councilmanic District of Nashville, Davidson County, Tennessee, being further described as Lot 2 on the Plan of Prison Alley Commercial Park as of record in Book 6900, Page 267, R.O.D.C.T., as follows:

Beginning at an iron rod in the Western right-of-way of Patterson Street at the intersection of said right-of-way with the southern right-of-way of Prison Alley; thence with the right-of-way of Patterson Street South 57 deg. 45 min. 37 sec. West a distance of 301.00 feet to an iron rod; thence leaving said right-.of-way with the common line with Lot 1 Prison Alley Commercial Park North 32 deg. 13 min. 28 sec. West a distance of 179.40 feet to a P.K. nail set in asphalt paving; thence North 57 deg. 45 min. 37 sec. East a distance of of I .84 feet to a P.K. nail set in asphalt paving; thence North 32 deg. 13 min. 28 sec. West a distance of 195.40 feet to an iron rod in the eastern right-of-way of Charlotte Avenue; thence with said right-of-way North 61 deg. 37 min. 16 sec. East a distance of235.69 feet to an iron rod at the intersection of said right-of-way and the southern right-of-way of Prison Alley; thence with the said alley right-of-way South 42 deg. 20 min. 06 sec. East a distance of364.57 feet to the point of beginning. The above described parcel contains 98,087.74 square feet or 2.252 acres, more or less.

Included in the above but excluded as per Deed of record in Book 115, Page 639, R.O.D.C.T., is the following:

Commencing at the point of beginning for the total parcel described above, thence with the southern right-of-way of Prison Alley North 42 deg. 20 min. 06 sec. West a distance of 190.35 feet to the true point of beginning being the intersection of said Prison Alley right-of-way and the western right-of-way of Alley No. 376 (now closed); thence with said closed alley right-of-way South 57 deg. 45 min. 37 sec. West a distance of I 1.00 feet; thence North 07 deg. 42 min. 45 sec. East a distance of 14.13 feet; thence South 42 deg. 20 min. 06 sec. East a distance of 11.00 feet to the true point of beginning. The above parcel contains 59.56 square feet or 0.001 acre, more or less.

Being the same property conveyed to Freeman Family Limited Partnership from J. Edmond Freeman, Jr., of record as Instrument No. 20120103-0000268, in the Register's Office of Davidson County, Tennessee.