BILL GARRETT, Davidson County
Trans:T20150019475 DEEDQC
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Fees:22.00 Taxes:0.00
20150317-0023015

This Instrument Prepared by:

W. Lee Corbett, P. C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP – PARCEL NO.
Donelson Pike Restaurant Partners Attn: George N. Spiva, Managing Member 4121 Hillsboro Road, Suite 302 Nashville, TN 37215	Same	Map: 91-12 Parcels: 16.01 & 303

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, Ben T. Johnson ("Grantor") hereby releases and quitclaims unto Donelson Pike Restaurant Partners, a Tennessee general partnership, any and all interest of the Grantor, it successors and assigns, in and to all that certain property situate, lying and being in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

IN WITNESS WHEREOF, Grantor has executed this instrument this 16th day of March, 2015.

Ben T. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, **Ben T. Johnson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 16th day of March, 2015.

MORGAN THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2018

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $__1__.

Affiant

Sworn to and subscribed before me this 16th day of March, 2015.

Notary Public

My commission expires:

MORGAN THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 6, 2018

Exhibit A
Description of Property

Tract 1: Map 091-12, Parcel 303.00

Being a parcel of land in the 20th Councilmanic District of Davidson County, Tennessee and located on the East margin of 44th Avenue at the East end of Illinois Avenue, and being lot 2 of Key Subdivision as evidenced in Deed Book 6900 Page 727, and being Parcel 303.00 on Map 091-02 as evidenced in Instrument Number 20140226-0021985 in the Register's Office for Davidson County, Tennessee (RODCT), being more particularly described as follows:

BEGINNING at an iron pin located at the northwest corner of Lot 3 of said Key Subdivision, said iron pin being on the East margin of 44th Avenue, and said iron pin being the southwest corner of the property herein described;

1. Thence, with the East margin of 44th Avenue, North 01 degrees 42 minutes 25 seconds West, a distance of 104.13 feet to an iron pin;
2. Thence, continuing with said margin, with a curve to the left, (said curve having a radius of 1375.00 feet, a chord bearing of North 03 degrees 53 minutes 10 seconds West, a chord distance of 104.56 feet, and a delta angle of 04 degrees 21 minutes and 30 seconds), for a distance of 104.59 feet to an iron pin, and said iron pin being the southwest corner of Lot 1 of said Key Subdivision, said iron pin being the northwest corner of the property herein described;
3. Thence, leaving the margin of 44th Avenue and with the south line of said Lot 1, North 84 degrees 59 minutes 16 seconds East, a distance of 224.15 feet to an iron pin, said iron pin being the southeast corner of Lot 1, and said iron pin being on the West margin of the Charter Right of Way of N.C. and St. Louis Railroad (now CSX Railroad), and said iron pin being the northeast corner of the property herein described;
4. Thence, with the margin of said railroad, with a curve to the right, (said curve having a radius of 1180.00 feet, a chord bearing of South 06 degrees 18 minutes 36 seconds East, a chord distance of 189.39 feet, and a delta angle of 09 degrees 12 minutes and 20 seconds), for a distance of 189.59 feet to an iron pin;
5. Thence, continuing with the margin of said railroad South 01 degrees 42 minutes 25 seconds East, a distance of 32.76 feet to an iron pin, said iron pin being the Northeast corner of Lot 3 of said Key Subdivision, said iron pin being the southeast corner of the property herein described;
6. Thence, leaving said railroad margin and with the north line of said Lot 3, South 88 degrees 17 minutes 35 seconds West, a distance of 235.00 feet, to an iron pin, the BEGINNING, containing 49,851 square feet more or less, according to a survey dated March 15, 2015 by Jesse E. Walker, RLS, PE.

Being the same property conveyed to Ben T. Johnson by deed recorded as Instrument Number 20040226-0021985.

Tract 2: Map 091-12, Parcel 016.01

Being a parcel of land in the 20th Councilmanic District of Davidson County, Tennessee and located on the East margin of 44th Avenue at the East end of Illinois Avenue, and being lot 3 of Key Subdivision as evidenced in Deed Book 6900 Page 727, and being Parcel 016.01 on Map 091-02 as evidenced in Instrument Number 20140226-0021983 in the Register's Office for Davidson County, Tennessee (RODCT), being more particularly described as follows:

BEGINNING at an iron pin located at the southwest corner of Lot 2 of said Key Subdivision, said iron pin being on the East margin of 44th Avenue, and said iron pin being the northwest corner of the property herein described;

7. Thence, leaving the margin of 44th Avenue and with the south line of said Lot 2, North 88 degrees 17 minutes 35 seconds East, a distance of 235.00 feet to an iron pin, said iron pin being the southeast corner of Lot 2, and said iron pin being on the West margin of the Charter Right of Way of N.C. and St. Louis Railroad (now CSX Railroad), and said iron pin being the northeast corner of the property herein described;
8. Thence, with the margin of said railroad, South 01 degrees 42 minutes 25 seconds East, a distance of 94.68 feet to an iron pin, said iron pin being the northeast corner of Lot 4 of said Key Subdivision, and said iron pin being the southeast corner of the property herein described;
9. Thence, continuing with the north line of Lot 4, North 87 degrees 32 minutes 08 seconds West, a distance of 235.62 feet to an iron pin, said iron pin being the northwest corner of Lot 4, and said iron pin being on the east margin of 44th Avenue, and said iron pin being the southwest corner of the property herein described;
10. Thence, with said margin of 44th Avenue, North 01 degrees 42 minutes 25 seconds West, a distance of 77.54 feet, to an iron pin, the BEGINNING, containing 20236 square feet more or less, according to a survey dated March 15, 2015 by Jesse E. Walker, RLS, PE.

Being the same property conveyed to Ben T. Johnson by deed recorded as Instrument Number 20040226-0021983.