Prepared by:	New Owner:	Property Address:	Mail tax	Map/Parcel:
Eric M. Bowen 153 Treeline Park, Suite 300 San Antonio, TX 78209	JG Tennessee Realty, L.P. 153 Treeline Park, Suite 300 San Antonio, TX 78209	1520 Gallatin Pike N. Madison, TN 37115	bills to: New Owner	03409003300

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, IRONWOOD PARTNERS, LTD., a Texas limited partnership ("Grantor"), hereby quitclaims to JG TENNESSEE REALTY, L.P., a Tennessee limited partnership, its successors and assigns, all of Grantor's right, title and interest in and to the following real property (including improvements):

Lot 4 and Part of Lot 5, Alta Loma Subdivision, Madison, Tennessee, according to the Plat of record in Book 421, Page 44, Register's Office of Davidson County.

Being part of the property quitclaimed to Grantor by Deed from J Co., of record under Document #20040618-0072267 and Correction Deed under Document #20040920-0112931, Register's Office of Davidson County.

IN WITNESS WHEREOF, Grantor has executed this Deed on this the 16th day of March 2015.

BILL GARRETT, Davidson County
Trans:T20150031945 DEEDQC
Recvd: 04/28/15 08:54 2 pgs
Fees:12.00 Taxes:0.00
20150428-0037748

IRONWOOD PARTNERS, LTD.,
a Texas limited partnership

By: Performance Automotive Group, Inc.,
its General Partner

By: _____
Name: Jack Guenther
Title: President

STATE OF TEXAS §
COUNTY OF BEXAR §

Personally appeared before me, the undersigned, Notary Public in and for said County, Jack Guenther, President of Performance Automotive Group, Inc., a Texas corporation, the General Partner of Ironwood Partners, Ltd., 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.

Given under my hand and seal of this office this 16th day of March 2015.

_____, Notary Public
Commission Expires: 6-20-2018

AMBER J ABASCAL
Notary Public, State of Texas
My Commission Expires
June 20, 2018

STATE OF TEXAS §
COUNTY OF BEXAR §

The actual consideration received for this conveyance is $0.00.

Jack Guenther, Affiant

Subscribed and sworn to before me on this 16th day of March 2015.

, Notary Public

Commission Expires: 6-20-2018

AMBER J ABASCAL
Notary Public, State of Texas
My Commission Expires
June 20, 2018