Prepared by:	New Owner:	Property Address:	Mail tax bills to:	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	501 Dominican Dr. Nashville, TN 37228	New Owner	08104026100

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, L.P., 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 1, Metro Center Auto Facility Phase 1, Revision 1, Nashville, Tennessee, according to the Plat of record under Instrument #20120918-0084803, Register's Office of Davidson County.

Being part of the property conveyed to Grantor by the following Instruments of record in the Register's Office of Davidson County: Deed from S.A. North, Ltd., under Instrument #20091217-0114699; Deed from Eddie Simmons under Instrument #20070518-0059337; Deed from Artmas L. Worthy under Instrument #20071116-0134439; Deed from Dolores Ann C. Boatright under Instrument #20071119-0135211; Deed from Gloria Griffin under Instrument #20071121-0136251; Deed from Phyllis McMillian f/k/a Phyllis Ann Stuart and Devon McMillian under Instrument #20080326-0030255; Deed from William T. Hill and Etheleen M. Hill under Instrument #20080425-0042328; and Deed from Urban Housing Solutions, Inc., under Instrument #20080508-0047518.

[SIGNATURE PAGE FOLLOWS]

BILL GARRETT, Davidson County
Trans:T20150034206 DEEDQC
Recvd: 05/05/15 08:37 2 pgs
Fees:12.00 Taxes:0.00
20150505-0040517

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

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 such person 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