BILL GARRETT, Davidson County
Trans:T20150052556 DEEDQC
Recvd: 06/30/15 13:39 4 pgs
Fees:22.00 Taxes:0.00
20150630-0063102

QUITCLAIM DEED

FROM: IRONPOWER PROPERTIES, a general partnership

TO: Morris Thurman, Jr. and Charles A. Leach, as Tenants-In-Common

THIS INSTRUMENT PREPARED BY:
Charles A. Leach
2008 Maplemere Drive
Nashville, Tennessee 37215

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morris Thurman, Jr. and Charles A. Leach P. O. Box 121437 Nashville, TN 37212	SAME	Map 82-15, Parcels 48 & 222

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Subscribed and sworn to before ~~me~~, this the 30TH day of June, 2015.

Affiant

Debora L. Wynn
Notary Public

My Commission Expires: 12-8-2018

DEBORA L. WYNN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. DEC. 08, 2018

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by MORRIS THURMAN, JR. and CHARLES A. LEACH(the "Grantees" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, **IRONPOWER PROPERTIES**, a general partnership, (the "Grantor" herein), does hereby quitclaim, convey and release unto **MORRIS THURMAN, JR. and CHARLES A. LEACH, as Tenants-In-Common**, their respective successors and assigns, all of Grantor's right, title and interest in and to property in Davidson County, Tennessee, as more particularly described as follows:

Tract I: 201 Woodland Street, Davidson County, TN, Map 82-15, Parcel 48.

Beginning at an iron pin in the easterly margin of South 2nd Street, said iron pin being the southerly corner of Alley No. 258, thence North 59 deg 35 min

00 sec East 461 feet; thence South 31 deg 08 min 07 East 154.39 feet; thence with the northerly margin of Woodland Street in a westerly direction around a curve to the left a distance of 196.39 feet to a nail in pavement, said curve having a central angle of 6 degrees 48 minutes 31 seconds, a radius of 1,652.66 feet, a tangent of 98.31 feet, a length of 196.39 feet and a chord bearing South 62 deg 59 min 17 sec West 196.27 feet; thence continuing with said margin of Woodland Street South 59 deg 35 min 00 sec West 250.48 feet to a drill hole in concrete pavement; thence around a curve to the right a distance of 31.42 feet to a drill hole in concrete pavement in the easterly margin of South 2nd Street, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 20.00 feet, a tangent of 20.00 feet, a length of 31.42 feet and a chord bearing North 75 deg 25 min 00 sec West 28.28 feet; thence with the easterly margin of South 2nd Street North 30 deg 25 min 00 sec West 120.20 feet to the point of beginning, containing 1.53 acres, more or less.

Being a part of the same property conveyed by Morris Thurman, Jr. to IRONPOWER PROPERTIES by Quitclaim Deed dated 30 December 2004, of record in instrument No. 20041230-0154602, corrected in instrument 20050407-0038550,Register's Office for Davidson County, Tennessee.

Tract II: 110 Interstate Drive, Davidson County, TN, Map 82-15, Parcel 222.

TRACT "A" (Fee Simple Tract):

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lots 114 through 119 Shelby's Third Addition to Edgefield, of record in Book 8250, page 23, Register's Office for Davidson County, Tennessee; and being Parcel No. 222 on Tax Map 82-15, more particularly described according to ALTA/ACSM Land Title Survey of Regan-Smith-Murphy & Associates, Inc., Job No. 91-024 dated March 14, 1991, revised May 21, 1991, June 11, 1991, and June 24, 1991, as follows:

Beginning at a point on the north right-of-way line of Woodland Street, being the westerly end of a 25-foot radius curve at Woodland Street and Interstate Drive; thence,

1. With the northerly right-of-way line of Woodland Street, South 58 deg. 38 min. 30 sec. West, 79.93 feet to an existing iron pin at the beginning of a curve; thence,

2. Continuing with the northerly right-of-way line of Woodland Street with a curve to the right (radius 1674.85 feet) southwestwardly a distance of 125.30 feet to an iron pin at the common corner of Lots 1 and 2 of the above-noted plan and having a chord bearing and distance of South 61 deg. 41 min. 22 sec. West, 125.266 feet; thence,

3. With the common line between Lots 1 and 2, North 31 deg. 04 min. 00 sec. West, 160.00 feet to an iron pin set; thence,

4. With the north line of Lot No. 1, North 60 deg. 18 min. 04 sec. East, 230.00 feet to an iron pin on the westerly right-of-way line of Interstate Drive; thence,

5. With the westerly right-of-way line of Interstate Drive, South 31 deg. 03 min. 44 sec. East, 135.13 feet to a point at the beginning of a curve; thence,

6. With said curve to the right (radius 25.00 feet) southwestwardly a distance of 39.14 feet to the point of beginning and having a chord bearing and distance of South 13 deg. 47 min. 23 sec. West, 35.26 feet and containing 37,058 square feet, or 0.85 acres, more or less.

TRACT "B" (Easement Tract):

A perpetual, exclusive easement to construct and maintain a parking and driveway area, together with all rights of vehicular and pedestrian ingress and egress thereto, over and upon a tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Lot No. 2 on the Resubdivision of Lots 114 through 119, Shelby's Third Addition to Edgefield, of record in Book 8250, page 23, in said Register's Office, and being part of Parcel No. 223 on Tax Map 82-15, being more particularly described according to ALTA/ACSM Land Title Survey of Regan-Smith-Murphy & Associates, Inc., Job No. 91-024, dated March 14, 1991, revised May 21, 1991, June 11, 1991 and June 24, 1991, as follows:

Beginning at an iron pin on the northerly right-of-way line of Woodland Street at the common corner of Lot 1 (Tract "A") and 2 as shown on the above-noted plat; thence

1. With the northerly right-of-way line of Woodland Street with a curve to the right (radius 1674.85 feet) southwestwardly a distance of 60.00 feet to an iron pin set and having a chord bearing and distance of South 64 deg. 51 min. 37 sec. West, 59.997 feet; thence,

2. With a severance line, North 31 deg. 04 min. 00 sec. West, 155.24 feet to an iron pin set; thence,

3. With a severance line, North 60 deg. 18 min. 04 sec. East, 59.70 feet to an iron pin set at the northwesterly corner of above-described Tract "A"; thence,

4. With the westerly line of Tract "A", South 31 deg. 04 min. 00 sec. East, 160.00 feet to the point of beginning and containing 9,417 square feet, or a 0.22 acres, more or less.

Being the same property conveyed to Shoney's Properties Group 3, LLC, a Delaware limited liability company by Special Warranty Deed from Shoney's Properties Group 6, LLC, a Delaware limited liability company, of record in Instrument No. 20011109-0123255, Register's Office for Davidson County,

Tennessee, and being the same property conveyed to IRONPOWER PROPERTIES, a Tennessee general partnership, by Special Warranty Deed from SHOLAND PROPERTIES GROUP 3, LLC, a Delaware limited liability company f/k/a Shoney's Properties Group 3, LLC, of record in Instrument No. 20080714-0071851, Register's Office for Davidson County, Tennessee.

WITNESS the Grantor's signature this the 30TH day of June, 2015.

IRONPOWER PROPERTIES

IRONPOWER PROPERTIES, A General Partnership
By: MORRIS THURMAN, JR.
Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, MORRIS THURMAN, JR., with whom I am personally acquainted, and who acknowledged himself to be a partner of IRONPOWER PROPERTIES, a general partnership, the within named bargainor, a partnership, and that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 30TH day of June, 2015.

Debora L. Wynn
NOTARY PUBLIC

DEBORA L. WYNN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. DEC. 08, 2018

MY COMMISSION EXPIRES: 12-8-2018