BILL GARRETT, Davidson County
Trans:T20150060760 DEEDQC
Recvd: 07/24/15 11:41 4 pgs
Fees:22.00 Taxes:0.00
20150724-0072824

This instrument prepared by:
Sherrard & Roe, PLC (SWF)
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Stephens Family Joint Venture Partnership 471 Lake Haven Dr. Mt. Juliet, Tennessee 37122-2223	Same	Map 060-12 Parcel 232.00

WITNESSETH:

WHEREAS, Humbrecht, Langois, & Johnson Company, Inc. ("Humbrecht") was the owner of all the Property (as defined below) and known as Tract (232) of the Ronald Petty Et Ux Property, as of record in Plat Book 8250, Page 916, at the Register's Office for Davidson County, Tennessee, having received a portion of the property by deed from Richard Taylor, Substitute Trustee, of record in Book 10561, page 298 in the Register's Office for Davidson County, Tennessee, and a portion of the property by deed from Ronald and Mary Petty of record in Book 10888, page 746 in the Register's Office of Davidson County;

WHEREAS, Humbrecht merged into Grantor (defined below) pursuant to articles of merger dated on or about October 2, 2002, filed with the Tennessee Secretary of State (the "Merger") and recorded as Instrument 20021101-0134190 in the Register's Office of Davidson County;

WHEREAS, by operation of law all of the Property was transferred to Grantor pursuant to the Merger; and

WHEREAS, Grantor desires to transfer the Property to Grantee (defined below).

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, STEPHENS LIQUIDATION CORPORATION F/K/A STEPHENS MILLWORK & LUMBER CO., a Tennessee corporation ("Grantor"), does hereby quitclaim, transfer and convey to STEPHENS FAMILY JOINT VENTURE PARTNERSHIP, a Tennessee partnership (the "Grantee"), and to Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Nashville, Davidson County, State of Tennessee, being more particularly described as Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 104 Sunset Drive, Nashville, Tennessee 37207.

IN WITNESS WHEREOF, Grantor executed this instrument on this 23 day of July, 2015.

STEPHENS LIQUIDATION CORPORATION f/k/a
STEPHENS MILLWORK & LUMBER CO.

By: Thomas P Stephens Jr. President
Thomas P. Stephens, Jr., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Thomas P. Stephens, Jr.**, who upon oath acknowledged that he is the President of Stephens Liquidation Corporation f/k/a Stephens Millwork & Lumber CO., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he is authorized by the Company to execute the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 23 day of July, 2015.

Brooke Rice
NOTARY PUBLIC

My Commission Expires: June 26, 2016

BROOKE L. RICE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00 and no other monetary consideration.

Thomas P Stephens Jr.
Affiant

Subscribed and sworn to before me, this 23 day of July, 2015.

Brooke Rice
NOTARY PUBLIC

My Commission Expires: June 26, 2016

BROOKE L. RICE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

DESCRIPTION OF PROPERTY

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Tract (232) of the Ronald Petty Et Ux Property, as of record in Plat Book 8250, Page 916, at the Register's Office for Davidson County, Tennessee, also being more particularly described as follows;

Beginning at an iron rod set in the southerly right-of-way line of Sunset Drive, at a corner common with Lot 2 of the Resubdivision of Lots 1-6 on the Plan Highland Park, as of record in Plat Book 5190, Page 203, at the Register's Office for Davidson County, Tennessee, also being the property of Michael B. & Rita B. Dodson, as of record in Instrument Number: 20100111-0002360, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly right-of-way line of Sunset Drive, South 82 deg 39 min 44 sec East, 75.00 feet to an iron rod set, at a corner common with the property of Yolando Y. & Marion Jackson, as of record in Instrument Number: 20001010-0100492, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Sunset Drive, with the westerly property line of Yolando Y. & Marion Jackson, South 09 deg 07 min 49 sec West, 147.13 feet to an iron rod set;

Thence with the southerly property line of Yolando Y. & Marion Jackson, South 82 deg 53 min 40 sec East, 202.03 feet to an iron rod set, at a corner common with the property of Joyce Marie Whitfield Sheppard, as of record in Will Book 218, Page 6, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Joyce Marie Whitfield Sheppard, South 83 deg 14 min 48 sec East, 50.01 feet to an existing iron rod, at a corner common with the property of Kimberly McClure & Van Massie, s of record in Instrument Number: 20030606-0078278, at the Register's Office for Davidson County, Tennessee, and at a corner common with Tract (57) of said Ronald Petty Et Ux Property, also being the property of John Howard, as of record in Instrument Number: 20141216-0114788, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of said Tract (57), South 05 deg 34 min 40 sec West, 294.37 feet to an existing iron rod;

Thence North 77 deg 43 min 16 sec West, 50.36 feet to an existing iron rod, at a corner common with Lot 1 of T & R Investments & Sanders Marine Properties, as of record in Plat Book 6200, Page 885, at the Register's Office for Davidson County, Tennessee, also being the property of Fredrick R. Stephens, as of record in Instrument Number: 20110217-0013503, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Lot 1, North 77 deg 25 min 21 sec West, 306.60 feet to an iron rod set, at a corner common with the property of G & L Family, LLC, as of record in Instrument Number: 20080709-0070648, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of G & L Family, LLC, North 13 deg 21 min 55 sec East, 261.74 feet to an iron rod set, at a corner common with the property of Gholam Reza Kheshti, as of record in Instrument Number: 20130313-0025071, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Gholam Reza Kheshti, North 82 deg 53 min 40 sec West, 8.08 feet to an existing iron rod, at a corner common with said Lot 2;

Thence with the easterly property line of said Lot 2, North 09 deg 07 min 49 sec East, 147.44 feet to the POINT OF BEGINNING. Containing 104,682 square feet or 2.403 acres more or less.

The foregoing property description was based upon a survey prepared by Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204, TN RLS NO. 1512, dated April 29, 2015.

Being the same property conveyed to STEPHENS MILLWORK & LUMBER CO., by Quitclaim Deed from HUMBRECHT, LANGOIS & JOHNSON COMPANY, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20021101-0134191, dated November 1, 2002, said Register's Office and pursuant to the articles of merger recorded as Instrument 20021101-0134190 in the Register's Office of Davidson County (as defined above).

HUMBRECHT, LANGOIS, & JOHNSON COMPANY, INC having received a portion said property by deed from Richard Taylor, Substitute Trustee, of record in Book 10561, page 298 in the Register's Office for Davidson County, Tennessee, and a portion of said property by deed from Ronald and Mary Petty of record in Book 10888, page 746 in the Register's Office of Davidson County