Prepared by:	New Owner/Grantee:	Property Address:	Mail Tax	Map/Parcel:
Eric M. Bowen 153 Treeline Park, Ste 300 San Antonio, TX 78209	JG Tennessee Realty, L.P. 153 Treeline Park, Ste 300 San Antonio, TX 78209	2404 and 2368 Gallatin Pike, Madison, TN 37115	Bills to: New Owner	02600006600 - and - 02600005900

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), JG TENNESSEE REALTY, L.P., a Tennessee limited partnership ("Grantor"), hereby quitclaims to JG TENNESSEE REALTY, L.P., a Tennessee limited partnership, all of Grantor's right, title and interest in and to the two parcels of real property (including improvements) described in Exhibit A, attached hereto and incorporated herein for all purposes.

The purpose of this Quitclaim Deed is to consolidate the two parcels of real property described in Exhibit A into one parcel.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on this the 25th day of February 2016.

BILL GARRETT, Davidson County
Trans:T20160016716 DEEDQC
Recvd: 03/01/16 10:44 4 pgs
Fees:22.00 Taxes:0.00
20160301-0019374

JG TENNESSEE REALTY, L.P.,
a Tennessee limited partnership

By: JG Auto Group, Inc.,
its General Partner

By: _____
Name: Jack E. Guenther, Jr.
Title: President

STATE OF TEXAS §
COUNTY OF BEXAR §

Personally appeared before me, the undersigned Notary Public in and for said County, Jack E. Guenther, Jr., President of JG Auto Group, Inc., a Texas corporation, the General Partner of JG Tennessee Realty, L.P., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of February 2016.

_____, 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 E. Guenther, Jr., Affiant

Subscribed and sworn to before me on this 25th day of February 2016.

, Notary Public

Commission Expires: 6-20-2018

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

EXHIBIT A

PARCEL #02600006600 (2404 GALLATIN PIKE): LAND COMBINED INTO ONE TRACT AND DESCRIBED TOGETHER ACCORDING TO A SURVEY DATED MARCH 13, 1972, MADE BY WAYNE S. COOPER, SR., SURVEYOR, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF GALLATIN ROAD, SAME BEING THE SOUTHWESTERLY CORNER OF THE PROPERTY CONVEYED TO JOE H. CORLEY BY DEED FROM BUFORD L. WRIGHT AND WIFE, OF RECORD IN BOOK 3987, PAGE 129, REGISTER'S OFFICE FOR SAID COUNTY; THENCE LEAVING SAID MARGIN WITH A FENCE, NORTH 14 DEGREES 12 MINUTES WEST 967.0 FEET TO AN IRON PIPE; THENCE NORTH 75 DEGREES 10 MINUTES EAST 938.4 FEET TO AN IRON PIPE IN THE WESTERLY MARGIN OF AN OLD FARM ROAD; THENCE WITH SAID MARGIN AS FOLLOWS: SOUTH 17 DEGREES 33 MINUTES EAST 78.6 FEET TO AN IRON PIN, SOUTH 1 DEGREE 01 MINUTE WEST 92.5 FEET AND SOUTH 24 DEGREES 49 MINUTES WEST 101.1 FEET TO AN IRON PIN; THENCE CROSSING SAID ROAD, SOUTH 17 DEGREES 00 MINUTES EAST 547.0 FEET TO AN IRON PIN; THENCE SOUTH 83 DEGREES 31 MINUTES WEST 100 FEET TO AN IRON PIN; THENCE SOUTH 6 DEGREES 29 MINUTES EAST 48 FEET TO AN IRON PIN; THENCE SOUTH 83 DEGREES 31 MINUTES WEST 300.0 FEET TO A POINT, SAME BEING THE NORTHEASTERLY CORNER OF THE PROPERTY CONVEYED TO JOE H. CORLEY BY DEED FROM ELSIE T. BING AND HUSBAND, OF RECORD IN BOOK 4196, PAGE 548, SAID REGISTER'S OFFICE; THENCE SOUTH 6 DEGREES 29 MINUTES EAST 252.0 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF SAID GALLATIN ROAD; THENCE WITH SAID MARGIN, SOUTH 83 DEGREES 31 MINUTES WEST 225 FEET AND SOUTH 82 DEGREES 27 MINUTES WEST 217.3 FEET TO THE BEGINNING, CONTAINING 18.3 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED IS A CERTAIN TRACT OF LAND LOCATED IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, CONVEYED TO EDDIE R. TOWNSEND BY DEED FROM MCMAHON CHEVROLET, INC. OF RECORD IN BOOK 5386, PAGE 394. SAID REGISTER'S OFFICE, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT NO. 1, OF THE SUBDIVISION OF BILL CROOK SUBDIVISION; OF RECORD IN PLAT BOOK 4715, PAGE 33, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAME BEING A CORNER OF THE SAME PROPERTY CONVEYED TO MCMAHON CHEVROLET, CO. BY DEED FROM CORLEY, OF RECORD IN BOOK 5206, PAGE 467, SAID REGISTER'S OFFICE; THENCE WITH THE NORTH LINE OF BILL CROOK'S SUB. SOUTH 83 DEGREES 31 MINUTES WEST, 100 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE LEAVING SAID SUBDIVISION NORTH 6 DEGREES 29 MINUTES WEST, 48 FEET TO A POINT; THENCE NORTH 83 DEGREES 31 MINUTES EAST, 100 FEET TO A POINT; THENCE SOUTH 6 DEGREES 29 MINUTES EAST, 48 FEET TO THE POINT OF BEGINNING, CONTAINING 4,800 SQUARE FEET.

ALSO INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED IS A 2.195 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TENNESSEE OF RECORD IN BOOK 7523, PAGE 881, SAID REGISTER'S OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH BOUNDARY OF EARL SCRUGGS. ET UX PROPERTY AND THE EAST BOUNDARY OF THE W. H. GREEN PROPERTY; THENCE WITH SAID SOUTH BOUNDARY NORTH 78 DEGREES 05 MINUTES 39 SECONDS EAST 907.78 FEET TO A POINT IN THE WEST BOUNDARY OF AN EXISTING 20 FOOT PERMANENT PERPETUAL EASEMENT; THENCE WITH SAID EASEMENT SOUTH 12 DEGREES 12 MINUTES 34 SECONDS EAST 81.96 FEET; THENCE SOUTH 05 DEGREES 59 MINUTES 17 SECONDS WEST 79.99 FEET; THENCE SOUTH 29 DEGREES 40 MINUTES 46 SECONDS WEST 30 FEET, MORE OR LESS TO A POINT IN THE PROPOSED SOUTH MARGIN OF STATE ROUTE 386; THENCE WITH SAID PROPOSED MARGIN AS FOLLOWS: NORTH 88 DEGREES 30 MINUTES 45 SECONDS WEST 77 FEET, MORE OR LESS; SOUTH 88 DEGREES 37 MINUTES 31 SECONDS WEST 485.49 FEET; SOUTH 86 DEGREES 51 MINUTES 01 SECONDS WEST 314.10 FEET TO A POINT IN SAID EAST BOUNDARY OF THE W. H. GREEN PROPERTY; THENCE WITH SAID EAST BOUNDARY NORTH 13 DEGREES 57 MINUTES 22 SECONDS WEST 35 FEET, MORE OR LESS TO THE POINT OF BEGINNING AND CONTAINING 2.195 ACRES AND BEING PART OF THE SAME PROPERTY CONVEYED TO ANDY R. BARRETT AND ANDREW R. BARRETT BY MCMAHON CHEVROLET, INC. AS OF RECORD IN BOOK 5460, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR BY QUITCLAIM DEED FROM IRONWOOD PARTNERS, LTD., OF RECORD UNDER DOCUMENT #20150428-0037749, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL #02600005900 (2368 GALLATIN PIKE): LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY Z. J. WILKINSON, SURVEYOR, DATED MARCH 10, 1961, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF GALLATIN PIKE, SAID BEING 41 FEET NORTH OF THE NORTH EDGE OF THE PAVEMENT ON SAID PIKE, AND IN THE EASTERLY LINE OF THE PROPERTY CONVEYED TO BUFORD L. WRIGHT AND WIFE, BY DEED OF RECORD IN BOOK 2875, PAGE 357, REGISTER'S OFFICE FOR SAID COUNTY; THENCE ALONG WRIGHT'S EASTERLY LINE NORTH 11 DEGREES 22 MINUTES WEST 500 FEET TO AN IRON PIN; THENCE NORTH 85 DEGREES 32 MINUTES EAST 100 FEET TO AN IRON PIN; THENCE SOUTH 11 DEGREES 22 MINUTES EAST 500 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF GALLATIN PIKE; THENCE WESTERLY ALONG SAID MARGIN OF SAID PIKE, 100 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR BY QUITCLAIM DEED FROM IRONWOOD PARTNERS, LTD., OF RECORD UNDER DOCUMENT #20150428-0037735, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.