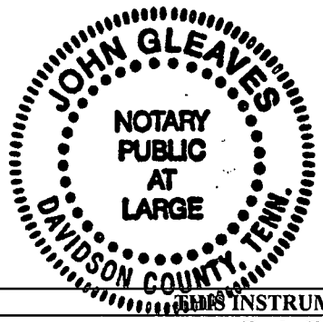
CORRECTED QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160016830 DEEDQC
Recvd: 03/01/16 14:02 4 pgs
Fees:22.00 Taxes:0.00
20160301-0019492

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Morris Thurman, Jr. and Charles A. Leach	**"New Owner"**	
(NAME)	(NAME)	**82-15-48 &**
P.O. Box 121437		
(ADDRESS)	(ADDRESS)	**82-15-222**
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO CORRECT THE LEGAL DESCRIPTION NOTED IN THE QUITCLAIM DEED FILED IN INSTRUMENT NO. 20150630-0063102. SAID PROPERTY HAS SINCE BEEN SURVEYED WITH A MORE ACCURATE LEGAL DESCRIPTION.

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **IRONPOWER PROPERTIES, A GENERAL PARTNERSHIP AND MORRIS THURMAN, JR. AND CHARLES A. LEACH, AS TENANTS IN COMMON** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **MORRIS A. THURMAN, JR. AND CHARLES A. LEACH, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTEE (S), ITS/THEIR HEIRS AND ASSIGNS, ALL OF ITS/THEIR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

TRACT 1: (201 WOODLAND ST., NASHVILLE, TN 37213)

A TRACT OF LAND LYING IN THE 6TH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE SOUTH BY WOODLAND STREET, ON THE EAST BY IRONPOWER PROPERTIES, ON THE WEST BY SOUTH SECOND STREET AND ON THE NORTH BY 200 MAIN PARTNERS, LLC. BEING ALL LOTS OF 105 THROUGH 113 ON THE MAP OF DR. JOHN SHELBY'S 3RD ADDITION, EDGEFIELD, AS OF RECORD IN PLAT BOOK 21, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE NORTHERLY RIGHT-OF-WAY LINE OF WOODLAND STREET, RIGHT-OF-WAY WIDTH VARIES, AT THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO IRONPOWER PROPERTIES AS OF RECORD IN INSTRUMENT NO. 20050407-0038550, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

1. WITH THE NORTHERLY RIGHT-OF-WAY OF SAID WOODLAND STREET, IN A SOUTHWESTWARDLY DIRECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1652.66 FEET, A CENTRAL ANGLE OF 06 DEGREES 48 MINUTES 32 SECONDS, FOR AN ARC LENGTH OF 196.40 FEET TO AN IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 68 DEGREES 42 MINUTES 26 SECONDS WEST, 196.28 FEET; THENCE,

2. SOUTH 65 DEGREES 14 MINUTES 40 SECONDS WEST, 250.45 FEET TO A DRILL HOLE IN CONCRETE (FOUND) AT THE EASTERLY END OF THE

NORTHEASTERLY RETURN CURVE AT THE INTERSECTION OF SAID WOODLAND STREET AND SOUTH SECOND STREET; THENCE,

3. WITH SAID RETURN CURVE TO THE RIGHT HAVING A RADIUS OF 20.00-FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 42 SECONDS, FOR AN ARC LENGTH OF 31.42 FEET TO A P.K. NAIL (NEW) ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH SECOND STREET, A 50-FOOT WIDE PUBLIC RIGHT-OF-WAY; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 69 DEGREES 44 MINUTES 59 SECONDS WEST, 28.27 FEET; THENCE,

4. WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH SECOND STREET, NORTH 24 DEGREES 44 MINUTES 59 SECONDS WEST, 120.32 FEET TO A P.K. NAIL (NEW) IN THE SOUTHERLY MARGIN OF ALLEY NO. 258; THENCE,

5. WITH THE SOUTHERLY MARGIN OF SAID ALLEY NO. 258 IN PART, NORTH 65 DEGREES 15 MINUTES 00 SECONDS EAST, 54.37 FEET TO A POINT IN THE FACE OF THE EXISTING BUILDING, BEING THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO 200 MAIN PARTNERS, LLC, AS OF RECORD IN INSTRUMENT NO. 20150716-0069785, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

6. WITH THE SOUTHERLY PROPERTY LINE OF SAID 200 MAIN PARTNERS, LLC, IN PART, NORTH 64 DEGREES 57 MINUTES 50 SECONDS EAST, 410.00 FEET TO AN IRON ROD (NEW) IN THE NORTHWESTERLY PROPERTY CORNER OF THE AFOREMENTIONED IRONPOWER PROPERTIES PROPERTY; THENCE,

7. WITH THE WESTERLY PROPERTY LINE OF SAID IRONPOWER PROPERTIES, SOUTH 25 DEGREES 29 MINUTES 49 SECONDS EAST, 154.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 66,396 SQUARE FEET OR 1.52 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/ACSM LAND TITLE SURVEY OF 2011.

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 OF RECORD IN INSTRUMENT NO. 20080714-0071851 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 10, 2008 AND RECORDED ON JULY 14, 2008.

BEING A PART OF THE SAME PROPERTY CONVEYED TO MORRIS THURMAN, JR. AND CHARLES A. LEACH, AS TENANTS IN COMMON BY QUITCLAIM DEED FROM IRONPOWER PROPERTIES, A GENERAL PARTNERSHIP OF RECORD IN INSTRUMENT NO. 20150630-0063102 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 30, 2015 AND RECORDED ON JUNE 30, 2015.

<u>TRACT 2: (110 INTERSTATE DR., NASHVILLE, TN 37213)</u>
<u>TRACT "A"</u>

LAND IN DAVISON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE RESUBDIVISION OF LOTS 114 THROUGH 119, SHELBY'S THIRD ADDITION TO EDGEFIELD, AS OF RECORD IN PLAT BOOK 8250, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

TOGETHER WITH 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 PART OF LOT NO. 2 ON THE RESUBDIVISION OF LOTS 114 THROUGH 119, SHELBY'S THIRD ADDITION TO EDGEFIELD, AS OF RECORD IN PLAT BOOK 8250, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PART OF THE SAME PROPERTY CONVEYED TO IRONPOWER PROPERTIES, A GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS BY QUITCLAIM DEED FROM MORRIS THURMAN, JR. OF RECORD AS

INSTRUMENT NO. 20041230-0154602 AND RE-RECORDED AS INSTRUMENT NO. 20050407-0038550, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 30, 2004 AND FIRST RECORDED DECEMBER 30, 2004.

BEING A PART OF THE SAME PROPERTY CONVEYED TO MORRIS THURMAN, JR. AND CHARLES A. LEACH, AS TENANTS IN COMMON BY QUITCLAIM DEED FROM IRONPOWER PROPERTIES, A GENERAL PARTNERSHIP OF RECORD IN INSTRUMENT NO. 20150630-0063102 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 30, 2015 AND RECORDED ON JUNE 30, 2015.

property known as **110 Interstate Dr., Nashville, TN**
201 Woodland St., Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town)

Witness my/our hand (s) this the 29 day of **February, 2016.**

IRONPOWER PROPERTIES, A GENERAL PARTNERSHIP

Morris Thurman, Jr., Partner

Morris Thurman, Jr., Individually

Charles A. Leach, Individually

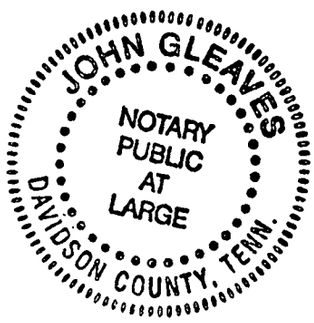
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MORRIS THURMAN, JR.**, signing for Ironpower Properties, a General Partnership, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of Ironpower Properties, a General Partnership, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29 th day of February, 2016.

Notary Public

My Commission Expires: 3-6-18



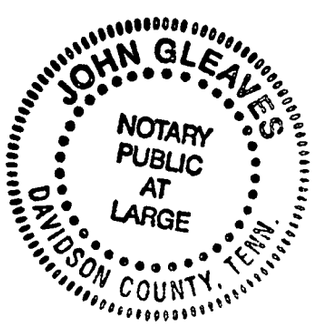
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MORRIS THURMAN, JR.** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 day of February, 2016.

Notary Public

My Commission Expires: 3-6-18



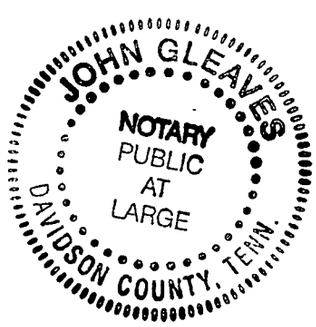
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES A. LEACH** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 day of February, 2016.

Notary Public

My Commission Expires: 3-6-18



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212