QUITCLAIM DEED

BOOK 5491 PAGE 523

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel No.
Donald B. Ingram and wife, Patti G. Ingram 214 Bagley St Frame RD Madison Tenn 37115	Same	Map 97 Parcel 108 Ja

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ None .

Affiant

Subscribed and sworn to before me, this 30 day of Aug, 1979.

Notary Public

My Commission Expires:

This Instrument Was Prepared by
Dearborn & Ewing, Attorneys
One Commerce Place, Suite 1200
Nashville, Tennessee 37219

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Mary E. Griggs, hereinafter referred to as the "Grantor", by these presents do hereby quitclaim and convey unto Donald B. Ingram and wife, Patti G. Ingram, hereinafter referred to as the "Grantees", all of my right, title, and interest in and to the following described tract of land in Davidson County, Tennessee, to-wit:

> Land of lying or being in the 4th Civil District of Davidson County, Tennessee, as described on a survey of Raymond E. Binkley dated July 29, 1979, and being more particularly described as follows:
>
> From a point in the middle of Hoggeth Ford Road, said point being 2526 feet more or less from Dodson Chapel Road; thence south 1° 00 minutes west 637.4 feet to an iron pin being the point of beginning of the herein described tract of property and being the most north-easterly corner of said property thence, continuing south 1° 00 minutes west for a distance of 522.6 feet along the Randolph Kelly property to a corner post thence, north 58° 30 minutes west for a distance of 381.0 feet along the northerly margin of the J.K. Brown property to an iron pin thence, south 32° 58 minutes 0 seconds west for a distance of 620.56 feet along the northwesterly boundary of the aforesaid J.K. Brown property to a corner post thence, north 45° 19 minutes 57 seconds west for a distance of 100 feet along the northerly boundary of the B.F. Stevens property thence, north 29° 45 minutes east for a distance of 606.2 feet to an iron pin thence, north 9° 32 minutes west for a distance of 170.0 feet to an iron pin in the boundary line of the Richard Hessey property thence, north 80° 28 minutes east for a distance of 479.0 feet along the southerly line of said Richard Hessey property to an

iron pin marking the point of beginning and containing 5.23 acres more or less.

Being a portion of the property conveyed to Everett L. Griggs and wife, Mary E. Griggs by deed of record in book 4830, page 225, Register's Office for Davidson County, Tennessee the aforesaid Everett L. Griggs having since died.

The property herein conveyed is expressly subject to a 50 foot easement for ingress and egress along the northerly line, that is to say the line which adjoins the Richard Hessey property of record in book 3308, page 45. The Grantor hereby reserves unto herself, her heirs, successors, and assigns, and as a benefit for the property which she presently owns being the remainder of the property which was conveyed to her in late husband by deed of record in book 4830, page 225. Therefore, the property hereby conveyed shall be the burdened property with the responsibility of the maintenance of such easement, and such easement shall be appurtenant with the property hereby conveyed and the property retained by Grantor. The easement right hereby retained by Grantor shall be for the full and free right for Grantor, her heirs, successors, and assigns, their tenants, servants, visitors, and licensees in common with all others having the like right at all times hereafter, with or without vehicles, for the purpose connected with the use or useful enjoyment of the property retained by Grantor to pass and repass along the strip of property 50 feet in width lying south of that line which adjoins the Richard Hessey property.

Grantor hereby further grants and conveys unto her daughter, Patti G. Ingram, being one of the Grantees an easement for her life across and upon the property retained by the Grantor as set forth above for the purpose of obtaining all necessary water for the purpose of serving the property hereby conveyed. Such easement shall be expressly limited to a period of time in duration that the aforesaid Patti G. Ingram shall own an interest in the property hereby conveyed, or her lifetime,whichever shall be the shorter. During such period of time the aforesaid Patti G. Ingram shall have the right to enter upon and to lay, install, and maintain, repair, replace, or renew water pipes and water lines together with all necessary and convenient connections attached thereto, and to operate by means thereof a system for the distribution and transportation of water in, upon, and across the remaining property which was conveyed to Mary E. Griggs and her late husband, by deed of record in book 4830, page 225, Register's Office for Davidson County, Tennessee, to which instrument reference is hereby made for a more complete description, which description is hereby incorporated by reference. In making the conveyance herein set forth to her daughtor Grantor makes this specific stipulation that all such water pipes and water lines, etc. as may now or hereafter be placed upon such property must be constructed and maintained in full compliance with applicable building codes and government regulations established by all appropriate governmental authorities and that any damage which be done to the property of Grantor through the installation or repair of such water lines shall be repaired at the expense of the aforesaid Patti G. Ingram.

Grantor further retains a specific right of first refusal to purchase the property hereby conveyed in the event that Grantees shall convey such property at any such time in the future. The right retained by the Grantor shall be a personal right running to her and shall only exist during her lifetime at which time said right of first refusal shall terminate. In the event Grantees enter into a contract for sale of the property hereby conveyed they must prior to closing such transaction offer the property to Grantor on precisely the same terms and conditions as were contained in their contract of sale. Thereafter, Grantor shall have a period of fifteen (15) days in which to determine whether or not to exercise such option. In the event that Grantor determines not to exercise such option she shall deliver to Grantees a written notification of her intention which shall be in recordable form indicating her desire not to exercise such right of first refusal. In the event Grantor determines to exercise such right of first refusal and to purchase the property she must do so within a period of ten (10) days from her delivery of notice to Grantees of such intention. In the event that Grantor makes no indication either as to exercising her right of first refusal or refusing to exercise such right of first refusal within fifteen (15) days from receiving notice of such right she shall be deemed conclusively not to have exercised such right of first refusal. Further, and in any event, Grantor shall be deemed tc have conclusively waived any right to exercise her right of first refusal one (1) year from the date any instrument is placed of record in the Register's Office of Davidson County, Tennessee, conveying the property herein described, by Grantees to any other person or entity.

IN WITNESS WHEREOF, I have hereunto set my hand this 31 day of Aug., 1979.

Mary E. Griggs

Mary E. Griggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Florene J. Booker, a Notary Public in and for said County and State, the within named Mary E. Griggs, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31 day of August, 1979.

Florene J Booker

NOTARY PUBLIC

FLORENE J. BOCKER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires Aug 11, 1980

F. 4945

IDENTIF. REFERENCE

AUG 31 10 13 AM '79

FELIX A. DYER REGISTER DAVIDSON COUNTY, TENN.