This Instrument Prepared By:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NOS.
Kathleen J. Dugger 4500 Brush Hill Rd Nashville, TN 37216	SAME	51-Parcel 163 51-16 Parcel 12 51-15 Parcel 13

This instrument made and entered into on this the 8th day of March, 1989, by and between JOHN T. DUGGER, JR., Party of the First Part and KATHLEEN J. DUGGER, Party of the Second Part,

WITNESSETH:

That for and in consideration of the sum of $1.00 cash in hand paid, the receipt of which is hereby acknowledged, the Party of the First Part quitclaims unto the Party of the Second Part, all his right, title and interest in and to the following described real estate, situated in the County of Davidson and State of Tennessee, to wit:

TRACT ONE:

Beginning at an iron pin at the North end of Brush Hill Road. Said point being the North East corner of Lot #20, A. J. McGaughey's Second Haysboro Subdivision, of record in Plat Book 547, Page 43, R.O.D.C. Said iron pin also being the common corner of the subject property and the Estate of Mr. Newman Cheek, deceased.

Thence along the Westerly margin of Brush Hill Road, South 7° 52' 30" West 200.00 feet to an iron pin, said pin being the common corner of the subject property and the Lewis V. and Maude H. Lampley property, of record in Book 1848, page 105, R.O.D.C., Thence along said common line North 82° 15' 40" West 376.00 feet to an iron pin, said pin being the South West corner of Lot # 19 of the aforementioned Subdivision. Thence North 7° 52' 30" East 200.00 feet to an iron pin, said pin being the North West corner of subject property an being a common corner of the Newman Cheek Estate. Thence along a common line North 82° 15' 40" West 376.00 feet to the point of beginning.

TRACT TWO:

Beginning at an iron pin in the West Right of Way of Brush Hill Road and being the North East corner of Lot #20, A.J. McGaughey's Second Haysboro Subdivision, of record in Plat Book 547, Page 43, R.O.D.C.. Thence along Northerly line of Lot #20, North 82° 15' 40" West 376.00 to an iron pin in the Centerline of Love's Branch Creek, thence North 77°

06' 39" West 131.51 feet to an iron pin in the Eastern Boundary of Spring Hill Cemetary. Thence with said Eastern Cemetary Line and the Westerly meanders of Cheek Lake, North 36° 14' 36" East 55.27 feet to an iron pin. Thence North 56° 44' 39" East 78.53 feet to an iron pin; thence North 57° 20' 23" West 36.65 feet to an iron pin, thence North 36° 45' 07" West 41.73 feet to an iron pin. Thence North 8° 31' 10" East 52.49 feet to an iron pin, thence North 18° 09' 23" East 50.15 feet to an iron pin, thence North 36° 39' 23" East 84.01 feet to an iron pin; Thence North 21° 49' 23" East 85.60 feet to an iron pin; thence North 3° 17' 23" East 61.58 feet to an iron pin; thence North 25° 08' 23" East 71.13 feet to a concrete monument. Thence crossing Cheek Lake South 58° 19' 53" East 300.69 feet to an iron pin on East side of Lake; Thence South 60° 46' 22" East 326.76 feet to an iron pin. Thence North 77° 58' 38" East 116.26 feet to an iron pin; thence South 81° 38' 35" East 178.47 feet to witness point on the river bluff. Thence with said witness line South 24° 07' 12" West 180.24 feet to a point. Thence South 17° 01' 09" West 169.76 feet to a fence post on said river bluff. Thence leaving said witness line and river bluff, North 82° 15' 40" West 392.48 feet to the point of beginning, containing 8.087 acres, according to a survey made by Michael V. Holmes and Associates, Inc., dated January 5, 1981.

Subject to the following:

1) Existing water and sewer lines and easements of record granted to Madison Suburban Utility District.
2) Flowage easements granted to United States of America and of Record in R.O.D.C.
3) Sanitary sewer and/or storm drainage easements of record granted to Metropolitan Government.
4) Easement for flow of creek located within premises.
5) Fifty foot wide roadway easement reserved by sellers from Brush Hill Road across demised property to vicinity of sellers driveway on the property adjacent to that conveyed herein.

Being the same property conveyed to John T. Dugger, Jr., by deed from Ben R. Betty, III, and wife, Nancy Betty, of record in Book 5716, Page 868, Register's Office for Davidson County, Tennessee.

THE DESCRIPTION IN TRACT ONE ABOVE HAVING BEEN CORRECTED BY QUITCLAIM DEED OF RECORD IN BOOK 6481, PAGE 946, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

Beginning at an iron pin in the West Right of Way of Brush Hill Road and being the North East corner of Lot #20, A. J. McCaughey's Second Haysboro Subdivision, of record in Plat Book 547, Page 43, Register's Office for Davidson County. Thence along Northerly line of Lot #20, North 82° 15' 40" West 376.00 to an iron pin in the Centerline of Love's Branch Creek, thence North 77° 06' 39" West 131.51 feet to an iron pin in the Eastern Boundary of Spring Hill Cemetary. Thence with said Eastern Cemetary Line and the Westerly meanders of Cheek Lake, North 36° 14' 36" East 55.27 feet to an iron pin. Thence North 56° 44' 39" East 78.53 feet to an iron pin; thence North 57° 20' 23" West 36.65 feet to an iron pin, thence North 36° 45' 07" West 41.73 feet to an iron pin. Thence North 8° 31' 10" East 52.49 feet to an iron pin, thence North 18° 09' 23"

East 50.15 feet to an iron pin, thence North 36° 39' 23" East 84.01 feet to an iron pin; thence North 21° 49' 23" East 85.60 feet to an iron pin; thence North 3° 17' 23" East 61.58 feet to an iron pin; thence North 25° 08' 23" East 71.13 feet to a concrete monument. Thence crossing Cheek Lake South 58° 19' 53" East 300.69 feet to an iron pin on East side of Lake; thence South 60° 46' 22" East 326.76 feet to an iron pin. Thence North 77° 58' 38" East 116.26 feet to an iron pin; thence South 81° 38' 35" East 178.47 feet to witness point on the river bluff. Thence with said witness line South 24° 07' 12" West 180.24 feet to a point. Thence South 17° 01' 09" West 169.76 feet to a fence post on said river bluff. Thence leaving said witness line and river bluff, North 82° 15' 40" West 392.48 feet to the point of beginning, containing 8.087 acres, according to a survey made by Michael V. Holmes and Associates, Inc., dated January 5, 1981.

Being also the same property conveyed to John T. Dugger, Jr. and further corrected by Quitclaim Deed of record in Book 6603, Page 753, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTIONS, BUT EXPRESSLY EXCLUDED HEREFROM AS FOLLOWS:

Land in the First Civil District of Davidson County, Tennessee, of record in Book 5190, page 551, Register's Office for Davidson County, Tennessee, and being Lot #2 on the Final Plat Section Two of Addition to A. J. McGaughey's Haysboro Subdivision in Book 5190, Page 551, more particularly described as follows:

Starting at an existing iron pin the common boundary of Ben R. Betty III and John T. Dugger, Jr.; thence South 48° 06' 00" West 21.12 feet to the point of the beginning; thence along a private drive South 48° 06' 00" West 158.88 feet; thence North 60° 57' 07" West 287.80 feet; thence North 37° 39' 30" East 153.53 feet; thence South 60° 39' 30" East 316.68 feet to the point of beginning containing 1.048 acres more or less.

Said excepted piece being the same property conveyed to Keith A. Dugger and wife, Jane G. Dugger by deed from John T. Dugger, Jr. and wife, Kathleen J. Dugger, said deed being of record in Book 5828, Page 105, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

John T. Dugger
Affiant

Subscribed and sworn to before me this 8th day of March, 1989.

Teresa Dehart
Notary Public

My Commission Expires:
1/21/90

This is unimproved/improved property known as 4500 Brush Hill Road, Nashville, TN 37216

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

In testimony whereof, the Party of the First Part has hereunto set his signature, the day and date first above written.

John T. Dugger, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of March, 1989, before me personally appeared JOHN T. DUGGER, JR., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal, at office in Nashville, TN, this 8th day of March, 1989.

Notary Public

My Commission Expires:
1/21/90

RUSH

4290 03/09 0101 03CHECK 12.00

IDENTIFICATION

MAR 9 3 43 PM '89

15212