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This instrument Prepared By:
BLACKARD, PITTS & STROOP
Kelly L. Frey
5121 Maryland Way, Suite 110
Brentwood, Tennessee 37027

FROM: Buddy Dixon, Jr. and wife Robbie Jeanette Dixon

TO: Larry C. Gribbins and wife Charlotte Gribbins

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
		34-10-2 34-10-10
Larry Gribbins	same	34-10-11
225 Shakespeare Drive		34-10-3
Madison, TN 37115		34-10-36
		34-10-8
		34-10-9

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is ~~$10.00~~

Affiant

Subscribed and sworn to before me this 9 day of September, 1992.

Notary Public

My Commission Expires: My Commission Expires May 23, 1994

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Larry Gribbins, and wife Charlotte Gribbins, and other consideration, the receipt and legal sufficiency of which is hereby acknowledged, Buddy Dixon, Jr., and wife Robbie Jeanette Dixon, do hereby quitclaim, transfer and convey to Larry Gribbins, and wife Charlotte Gribbins, all of their right, title and interest in and to the following parcels of real estate located in Davidson and Sumner County, Tennessee:

TRACT 1: Land in Davidson County, Tennessee, being Lot No. 15 and 16 of Block "B" on the Plan of Edenwold City which is of record in Book 421, page 123, Register's Office for Davidson County, Tennessee and described as follows:

Said Lots Nos. 15 and 16 front together 50 feed on the south side of Palmer Avenue, and extend back between parallel lines 100 feet to an alley.

Being the same property conveyed to Larry Gribbins and Buddy Dixon, as tenants in common, by deed of record in Book 6750, page 103, Register's Office for Davidson County, Tennessee.

TRACT II: Land in Davidson County, Tennessee, being Lots Nos. 19, 20 and 21, Block "F" on the Plan of Edenwold City which is of record in Book 421, page 123, Register's Office for Davidson County, Tennessee and described as follows:

Said Lots adjoin and front together 75 feet on the south side of Shakespeare Avenue and run back between parallel lines 110 feet to an alley.

Being the same property conveyed to Larry C. Gribbins and Buddy Dixon, Jr., by deed of record in book 6858, page 900, Register's Office for Davidson County, Tennessee.

TRACT III: Land in the 5th Civil District of Sumner County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated 11/1/85, and known as Job No. 85-464, more particularly described as follows:

BEGINNING at an iron pin set in the center of Hilltop Drive, at its easternmost terminus with the original Ray Bowles property; thence with Hilltop Drive N 05 deg. 17' 54" E 23.19' to an existing concrete marker; thence leaving Hilltop Drive and with the line of Lot 204 of Twin Valley Estates Section 3, of record in Plat Book 6, page 2, N 06 deg. 21' 03" E 173.35' to an iron pin; thence with the line of Ridgecrest Estates of record in Plat Book 7, page 17, N 06 deg. 28' 50" E 198.07' to an iron pin; thence N 05 deg. 41' 57" E 106.45' to an iron pin; thence leaving said Ridgecrest Estates S 83 deg. 31' 44" E 756.26' to an iron pin; thence S 05 deg. 40' 30" W 647.50' to an iron pin; thence N 72 deg. 40' 04" W 776.93' to a point of beginning, containing 10.00 acres, more or less.

ALSO having been conveyed with the above-described property is a non-exclusive perpetual easement for purposes of ingress and egress and for the construction and maintenance of any and all necessary utilities. Easement described as follows: BEGINNING at a point in the centerline of Hilltop Drive, said point being the southwest corner of Tract 7 of an unrecorded survey referred to hereinabove; thence S 05 deg. 17' 54" W 25 feet; thence E 40 feet more or less; thence N 25 feet, thence N 72 deg. 40' 04" W 50 feet to the point of beginning. Being the same property conveyed to Larry C. Gribbins and Buddy Dixon, as tenants in common, by deed of record in Book 536, page 599, Register's Office for Sumner County, Tennessee.

TRACT IV: Land in the 5th Civil District of Sumner County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated 11/1/85, and known as Job No. 85-464, more particularly described as follows:

BEGINNING at an iron pin set on the westerly margin of Forest Retreat Road, said point of beginning being the southeast corner of this tract and also being N 08 deg. 13" 42" E 16.67' from the northeast corner of the Larry H. Davis property of record in Book 400, page 500, Register's Office for Sumner County, Tennessee; thence leaving the margin of said Forest Retreat Road, S 85 deg. 15' 42" W 956.51' to an iron pin; thence S 70 deg. 56' 04" W 57.53' to an iron pin; thence S 11 deg. 08' 20" W 275.70' to an iron pin; thence S 62 deg. 13' 13" W 429.05 to an iron pin; thence S 51 deg. 09' 10" W 230.00' to an iron pin; thence N 72 deg. 40' 04" W 220.84' to an iron pin; thence N 05 deg 40" 30" E 1362.82' to an iron pin; thence S 83 deg. 31' 44" E 377.77' to an iron pin; thence S 05 deg. 40' 30" W 543.45' to an iron pin; thence S 65 deg. 55' 08" E 461.89 to an iron pin; thence N 85 deg. 16' 25" E 957.98' to an iron pin set on the westerly margin of said Forest Retreat Road; thence with the margin of said Forest Retreat Road, S 08 deg. 13' 42" W 16.67' to the point of beginning, containing 16.60 acres, more or less.

ALSO having been conveyed with the above-described property is a non-exclusive perpetual easement for purposes of ingress and egress and for the construction and maintenance of any and all necessary utilities. Easement described as follows: BEGINNING in the westerly margin of Forest Retreat Road, corner of Tract # 11 of unrecorded survey referred to hereinabove; thence leaving said Road S 85 deg. 15' 00" W 956.03 feet to an iron pin; thence in a westerly direction 50 feet to an iron pin; thence N 70 deg. 56' 04" E 57.53 feet; thence N 85 deg. 15' 42" E 956.51 feet to an iron pin in the westerly margin of Road; thence S 08 deg. 13' 42" W 16.67 feet to the point of beginning.

ALSO having been conveyed with the above-described property is a non-exclusive perpetual easement for purposes of ingress and egress and for the construction and maintenance of any and all necessary utilities. Easement described as follows: BEGINNING in the westerly margin of Forest Retreat Road; thence S 08 deg. 13' 42" W 16.67 feet thence S 85 deg. 16' 25" W 957.98 feet; thence N 65 deg. 55' 08" W 50 feet; thence in an easterly direction 50 feet; thence N 85 deg. 17' 07" E 959.46 feet to the point of beginning.

Being the same property conveyed to Larry C. Gribbins and Buddy Dixon as tenants in common, by deed of record in Book 512, page 405, Register's Office for Sumner County, Tennessee.

TRACT V: Land in Davidson County, Tennessee, being Lots Nos. 17 and 18 in Block "B" on the Plan of Edenwold City Subdivision, which is of record in Plat Book 421, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lots.

Being the same property conveyed to Larry Gribbins and Buddy Dixon, Jr., as tenants in common, by deed of record in Book 6595, page 236, Register's Office for Davidson County, Tennessee.

TRACT VI: Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Edenwold City, Block "B", which is of record in Plat Book 421, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being a portion of the same property conveyed to Buddy Dixon, Jr., and Larry Gribbins, as tenants in common, by deed of record in Book 6567, page 556, Register's Office for Davidson County, Tennessee.

TRACT VII: Land in Davidson County, Tennessee, being Lots Nos. 28 and 29, Block "B" on the Plan of Edenwold City, which is of record in Plat Book 421, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lots.

Being the same property conveyed to Buddy Dixon, Jr., and Larry Gribbins, as tenants in common, by deed of record in book 6567, page 562, Register's Office for Davidson County, Tennessee.

TRACT VIII: Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Block "B" Edenwold City, which is of record in Plat Book 421, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Larry Gribbins and Buddy Dixon, by deed of record in Book 7176, page 889, Register's Office for Davidson County, Tennessee.

Buddy Dixon, Jr. and Buddy Dixon are one and the same person.

IN WITNESS WHEREOF, the undersigned have executed this Quitclaim Deed on this 9 day of September, 1992.

Buddy Dixon, Jr.

Robbie Jeanette Dixon

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Buddy Dixon, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged himself to be the within named bargainor, and whom upon further oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee this the 9 day of September, 1992.

Notary Public

My Commission Expires:

NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires May 23, 1994

STATE OF TENNESSEE
COUNTY OF Davidson

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Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robbie Jeanette Dixon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged herself to be the within named bargainor, and whom upon further oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee this the 9 day of September, 1992.

Charlotte Gobbard
Notary Public

My Commission Expires:_____

My Commission Expires May 23, 1992

NOTARY PUBLIC
CHARLOTTE C. GOBBARD
DAVIDSON COUNTY, TN

45202

IDENTIFT REFERENCE

SEP 11 1 56 PM '92

WILSON II Register
DAVIDSON COUNTY, TN

PICK-UP

5997 09/11 0101 03:43:43 CHECK 16.00