Box 3
PLA

BOOK 8818 PAGE 944

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
John T. Dugger, Jr. Kathleen J. Dugger 4500 Brush Hill Road Nashville, TN 37216	51-16, 21 51-00, 184 51-16, 13 51-16, 12	Same

This instrument prepared by: Boult, Cummings, Conners & Berry (PLA)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and for the purpose of creating a tenants by the entirety, KATHLEEN J. DUGGER (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to JOHN T. DUGGER, JR., and wife, KATHLEEN J. DUGGER (collectively, the "Grantee"), Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $1.00.

John T. Dugger, Jr.

Subscribed and sworn to before me this 19 day of December, 1992.

Notary Public
My Commission Expires: 5/28/95

This is improved property known as 4500 Brush Hill Road, Nashville, Tennessee 37216.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 18th day of December, 1992.

Kathleen J. Dugger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Martha Gammons, Notary Public, Kathleen J. Dugger, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of December, 1992.

Martha Gammons
Notary Public

My Commission Expires: 5/28/95

WP:PLAdugQD

7.53 7.2

IDENTIFICATION REFERENCE

DEC 18 4 14 PM '92

DAVIDSON COUNTY, TN

3575 12/18 0101 03CHECK 16.00

EXHIBIT A

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

EXHIBIT A
(continued)

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.

Although the legal description follows a witness line along the river bluff, this conveyance is intended to convey the said proeprty to the low water mark of the Cumberland River.

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.

Being the same property conveyed to Kathleen J. Dugger by deed from John T. Dugger, Jr., of record in Book 8092, page 698, Register's Office for Davidson County, Tennessee.