BOX 2

THIS INSTRUMENT PREPARED BY:
GREGORY S. PERRONE, ATTORNEY
109 Westpark Drive, Suite 330
Brentwood, TN 37027

BOOK 9403 PAGE 236

| New Owner: | Send Tax Bills To: | Map/Parcel # |
|---|---|---|
| Thomas E. Rogers, Jr. | NEW OWNER | Map 55, Parcel 50 |
| 6105 Hydes Ferry Pike | | |
| Ashland City, TN 37015 | | Map 64, Parcel 600 |

QUITCLAIM DEED

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged **Cynthia R. Rogers**, by these presents does hereby quitclaim and convey unto **Thomas E. Rogers, Jr.**, his successors and assigns all her right, title and interest in and to the following described tract of land:

FOR COMPLETE LEGAL DESCRIPTION SEE EXHIBIT "A", ATTACHED HERETO WHICH IS INCORPORATED HEREIN BY REFERENCE AS FULLY AS IF SET FORTH HEREIN VERBATIM.

Being the same property conveyed to **Thomas E. Rogers, Jr. and wife, Cynthia L. Rogers**, by deed from Village Terrace Investors, a Tennessee general partnership, of record in Book 8735, Page 169, Register's Office for Davidson County, Tennessee and Book 325, Page 293, Register's Office for Cheatham County, Tennessee.

This is improved property known as 6105 Hydes Ferry Pike, Ashland City, TN 37015.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

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

94 JUL 11 AM 9:44
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

69565
IDENTIF. ↑ REFERENCE

Witness my hand this 29th day of June, 1993.

Cynthia L. Rogers

STATE OF TENNESSEE
COUNTY OF Williamson

5306 07/11 0101 03CHECK 16.00

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cynthia L. Rogers, with whom I am personally acquainted (or proved on the basis of satisfactory evidence) and who upon his oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee the 29th day of June, 1993.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11/20/96

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer of property is $ -0- .

Thomas E Rogers Jr
Affiant

Sworn to and subscribed before me this 29th day of June, 1993.

Judy A Wells
NOTARY PUBLIC

My Commission Expires: 11/20/96

CHEATHAM COUNTY, STATE OF TENNESSEE
Office of Register 7-2 1993
I, Dot Dowlen, Register of said county, do certify that the foregoing instrument and certificate are registered in my office, in Book No. 336 Page No. 151 and that they were received 7-2 1993 at 11:30 O'clock A. M. and entered in Note Book D Page 15 Receipt No. 2269
Dot Dowlen Register

EXHIBIT A

TRACT NO. 1: Land in Cheatham County, Tennessee, BEGINNING at an iron pin in the southerly margin of the railroad right of way, at the northeast corner of the Guy M. Owen property; thence along his line and along a fence, South 9 degrees 57' 10" West 960 feet to an iron pin in the northerly boundary of the U.S.A. Tract No. G-706-2, of the Cheatham Lock and Dam project; thence with the same, North 84 degrees 32' 50" West 1180.57 feet to an iron pin; thence along said Dam property and along a fence, North 5 degrees 24' 16" East 396.79 feet to a point; thence South 75 degrees 05' 44" East 850 feet to an iron pin; thence South 38 degrees 54' 16" East 150 feet to an iron pin; thence North 51 degrees 05' 44" West 210 feet to an iron pin; thence North 32 degrees 54' 16" East 577.70 feet to an iron pin in the southerly right of way of the railroad; thence with the same, South 72 degrees 07' 38" East 249.81 feet to the point of beginning, containing 13.43 acres, more or less.

TRACT NO. 2: Land in Cheatham County, Tennessee, BEGINNING at an iron pin in the southerly boundary of the railroad right of way, at the corner of the property conveyed to U.S.A. for Cheatham Lock and Dam project, being Tract No. G-706-1; thence with said Dam project, South 54 degrees 54' 16" West 355 feet to an iron pin; thence North 50 degrees 05' 44" West 440 feet to an iron pin; thence North 80 degrees 14' 27" West 184.04 feet to a 12-inch hackberry; thence North 13 degrees 04' 59" East 164.90 feet to an iron pin in the southerly boundary of the railroad right of way; thence with the same, South 72 degrees 07' 38" East 477.50 feet to an iron pin; thence South 17 degrees 59' 57" West 20 feet to an iron pin; thence South 70 degrees 07' 38" East 340.19 feet to the point of beginning, containing 3.36 acres, more or less.

TRACT NO. 3: Land in the 13th Civil District of Davidson County, Tennessee, BEGINNING in the center of Old Hydes' Ferry Pike, the northwest corner of said tract in Talley's east line; thence with the center of said Pike, South 65-1/2 degrees East 27 poles to Oglesby's northwest corner; thence with his west line, South 8-1/2 degrees West 57 poles to low water mark on Cumberland River; thence down said River, south 85-1/4 degrees West 27 poles to said Talley's southeast corner, a sycamore; thence with said Talley's line, North 8-1/2 degrees East 71.6 poles to the beginning, containing approximately 10-1/2 acres, more or less.

BEING the same property conveyed to VILLAGE TERRACE INVESTORS, a Tennessee general partnership by Substitute Trustee's Deed from David W. Kious, Substitute Trustee of record in Book 325, page 284, Register's office for Cheatham County, Tennessee and of record in Book 8735, page 160, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description, but EXCLUDED from this conveyance, is the right of way to the Tennessee Central Railroad.

This conveyance is subject to an easement for the flow of Bull Run Creek, an easement conveyed to U.S.A. by Rufus W. Pafford and wife, of record in Book 2139, page 465, Register's office for Davidson County, Tennessee, being Tracts Nos. G-706-1 and G-706-2 in connection with the Cheatham Lock and Dam Project on the Cumberland River, and subject to an unrecorded agreement for the right of way for ingress and egress between Tennessee Central Railroad and Rufus W. Pafford et al.

This conveyance is also subject to a flowage easement in connection with operations of Cheatham Lock and Dam Project as more particularly described in the cause of United States of America vs. Morgan White, et al., Civil Action No. 1703, U.S. District Court for the Middle District of Tennessee, a certified copy of which is of record in Book 2156, page 507, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to (1) current real property taxes not delinquent, which have been prorated and will be paid by Grantee, (2) this conveyance is made subject to the provisions and requirements of the Declaration of Easements and Restrictive Covenants for Riverside recorded in Book 7185, page 619 and Book 7405, page 780, Register's office for Davidson County, Tennsesee, and (3) matters set forth on the Plat of Riverside of record in Book 6900, page 492, Register's office for Davidson County, Tennessee.

The three tracts of land described above and conveyed by this instrument are intended to contain 28 acres, more or less, and being parcels on Davidson County, Tax Map as Map 55, Parcel 50, and Cheatham County Tax Map as Map 64, Parcel 6.00.

Being the same property conveyed to Thomas E. Rogers, Jr. and wife, Cynthia L. Rogers by Deed from Village Terrace Investors, a Tennessee general partnership whose partners are Bob Parks, Melvin R. Adams, Knox Ridley and Sam Ridley of record in Book 8735, page 169, Register's Office for Davidson County, Tennessee and in Book 325, page 293, Register's Office for Cheatham County, Tennessee.