SEND TAX BILLS TO:
Ronnie Pepper
716 Hockenour Dr
White House, TN 37188

ADDRESS OF NEW OWNER(S):
Pepper Family Trust
716 Hockenour Dr
White House, TN 37188

MAP: 525 GR: ____ PAR: 94

IMPROVED: ___ UNIMPROVED: ___

THIS INSTRUMENT PREPARED BY:
J. STEPHEN BROWN, PC
Attorney at Law
P.O. BOX 792, 326 N. Cumberland St.
Lebanon, Tennessee 37087

QUITCLAIM DEED

THAT FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, J. CLAYTON PEPPER, by these presents, do hereby bargain, sell, remise, release, and Quitclaim unto JOHN CLAYTON PEPPER, TRUSTEE, of THE PEPPER FAMILY TRUST, dated the 26th of July, 1995, with full power to sell, transfer, convey, mortgage, and lease without the joinder of any beneficiary, his successors and assigns, all of my right, title and interest in and to the following described tract or parcel of land:

Being part of Lot No. 16 on an unrecorded map of George F. Roth's Resubdivision of Lots 19 and 23 of the Montague Subdivision, not of record in described according to a copy of a survey thereof made April 24, 1946 by Dorris Boner, Surveyor, as follows: BEGINNING at the southeast intersection of East Palestine Avenue and Millikins Bend Road, thence with the margin of East Palestine Avenue, southeasterly 315 feet to a corner of Lot No. 12; thence with the line between Lots No. 12 and 16, southwesterly 91.25 feet to a corner of Lot No. 15; thence with the line between Lots No. 15 and 16, northwesterly 304.7 feet to the margin of Millikins Bend Road; thence with the margin of the same, northeasterly along a slight curve, 92.25 feet to the point of beginning. INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM IS THAT PROPERTY CONVEYED TO JOHN EDWARD WRIGHT, JR. AND WIFE, SHIRLEY J. WRIGHT BY DEED OF RECORD IN Book 5156, page 805, said Register's Office, described as follows: BEGINNING at the southeast intersection of East Palestine Avenue and Millikens Bend Road; thence with the margin of East Palestine Avenue, southeasterly 150 feet to a point; thence perpendicular to the margin of East Palestine Avenue, southwesterly 91 feet, more or less, to a point in the line between Lots 15 and 16; thence with the line between Lots 15 and 16, northwesterly 150 feet to the easterly margin of Millikins Bend Road; thence with the margin of the same northeasterly along a slight curve 92.25 feet to the point of beginning.

DEED REFERENCE:
Being the same property conveyed to J. Clayton Pepper and wife, Sarah M. Pepper, by original deed from G & F Construction Co., Inc., dated February 28, 1983, of record in Book 6020, Page 939, Register's Office of Davidson County, Tennessee, and by quitclaim deed from Sarah M. Pepper of record in Book 7545, Page 523, said Register's Office.

This is improved property and does not constitute the marital residence of Grantor.

John C. Pepper, Clayton Pepper, J. Clayton Pepper, and John Clayton Pepper are one and the same person.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND J. STEPHEN BROWN, ATTORNEY SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 26th day of July, 1995.

J. Clayton Pepper
J. CLAYTON PEPPER

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, **J. CLAYTON PEPPER,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged to me the execution of the within instrument for the purposes therein contained.

WITNESS my hand at office in Lebanon, Tennessee, on this the 26 day of July, 1995.

J. Stephen Brown
NOTARY PUBLIC

STEPHEN BROWN NOTARY PUBLIC

Comm expires: 10-22-95

MY COMMISSION EXPIRES:
10-22-97

ACTUAL CONSIDERATION CLAUSE

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

J. Clayton Beggs
AFFIANT

Subscribed and sworn to before me, this the 4th day of August, 1995.

Kim LeDate
~~NOTARY PUBLIC~~
Deputy Register

~~MY COMMISSION EXPIRES:~~

MAIL ENV.

95 AUG -4 PM 12:27
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0086302
IDENTIF. & REFERENCE

3999 08/04 0101 03CHECK 12.00