22

BOOK 9760PG 86

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number
JOHN W. CRIPPS 4160 BULL RUN ROAD ASHLAND CITY, TN 37015	Same	55-0-63 13D-41010 (DAVIDSON) 64-4.01 (CHEATHAM)

JuC

This Instrument Prepared By: TATUM & JONES, ATTORNEYS
2001 Charlotte Avenue, Suite 200
Nashville, TN 37203

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,500.00.

John W. Cripps
Affiant

Subscribed and sworn to before me, this the 10TH day of AUGUST, 1995.

I. DYKE TATUM
Notary Public

My Commission Expires: 7/26/97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **DEBORAH L. LINDER, formerly DEBORAH L. CRIPPS**, by these presents do hereby QUITCLAIM and CONVEY unto **JOHN W. CRIPPS**, his successors and assigns, all my right, title and interest in and to the following described tracts of land:

TRACT 1:
LAND in the 13th Civil District of Davidson County, Tennessee, and Cheatham County, Tennessee, being Tract No. 4 on Bull Run Road as described in the survey by Richardson-Morris Co., Surveyors, dated November 7, 1972, as follows:

Beginning at a point in the westerly margin of Bull Run Road 570 feet south of the southeast corner of the Mildred E. Cantrell property; thence North 53 deg. 20 min. West, 1400 feet; thence North 21 deg. 40 min. East, 190 feet; thence North 22 deg. 17 min. West, 2077.21 feet; thence North 85 deg. 32 min. West, 850 feet; thence South 10 deg. 00 min. West, 184.90 feet; thence South 31 deg. 57 min. East 2752.92 feet; thence North 21 deg. 40 min. East, 190 feet; thence South 53 deg. 20 min. East 1400 feet to a point in the westerly margin of Bull Run Road; thence northerly along the westerly margin of said Bull Run Road, 190 feet to the point of beginning and containing 42.64 acres, more or less.

BEING the same property conveyed to John W. Cripps and Lolita Lois Cripps by deed from H. Raymond Ligon and Matha Finch, Trustees of Memorial Care Fund Trust, of record in Book 5106, page 651, Register's Office for Davidson County, Tennessee. The interest of Lolita Lois Cripps was conveyed to John W. Cripps by deed from Lolita Lois Cripps, an unmarried woman, of record in Book 6551, page 978, Register's Office for Davidson County, Tennessee, and Book 234, page 795, Register's Office for Cheatham County, Tennessee.

TRACT 2:
Being a tract of land in the 1st Councilmatic District of Davidson County, Tennessee, and being a portion of that property conveyed to Robert C. Carter and wife, Elsie W. Carter, in Book 7788, page 315, Register's Office for Davidson County, Tennessee, more accurately described according to a survey dated 1/15/92 by Tommy E. Walker, Registered Land Surveyor, Tennessee License No. 1465, and as of record in Plat Book 8250, page 88, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at a set iron pin in the southerly line of said Carter, said pin being located North 53 deg. 20 min. 00 sec. West 761.56 feet from said Carter's most southeasterly corner in the westerly margin of Bull Run Road; thence North 53 deg. 20 min. 00 sec. West, 637.25 feet to an existing iron pin, Carter's southwest corner; thence North 21 deg. 50 min. 07 sec. East, 189.72 feet to an existing iron pin; thence South 53 deg. 19 min. 16 sec. East, 685.85 feet to a set iron pin; thence with a new line South 36 deg. 40 min. 44 sec. West, 183.25 feet to the point of beginning, containing 2.78 acres, more or less.

BEING the same property conveyed to John W. Cripps by Quitclaim Deed from Robert C. Carter and wife, Elsie W. Carter, of record in Deed Book 8605, page 488, Register's Office for Davidson County, Tennessee.

SOURCE OF DESCRIPTION: PREVIOUS DEEDS OF RECORD

unimproved ( )
This is improved (x) property, known as 4160 Bull Run Road,

Ashland City, TN 37015

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

IN WITNESS WHEREOF, we have hereunto set our hands on this the 10th day of August, 1995.

Deborah L. Linder
DEBORAH L. LINDER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Deborah L. Linder, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of August, 1995.

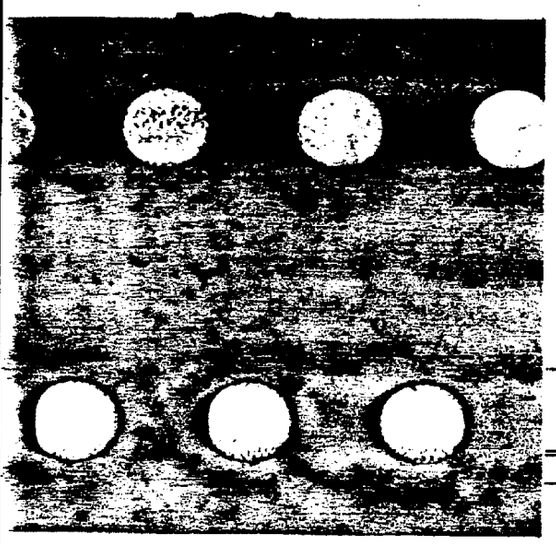
Notary Public I. DYKE TATUM

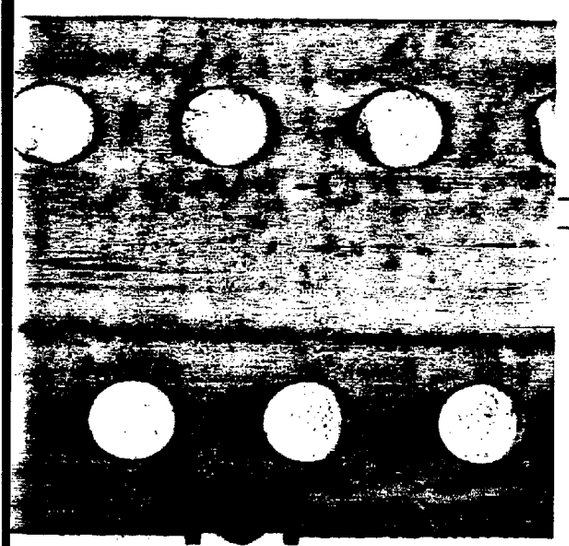
My Commission Expires: 7/26/97

95 AUG 11 AM 10:51
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

524 08/11 0101 03CHECK 221.75

IDENTIF. & REFERENCE
008810





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9760 PG 88

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 57500.00
CON TX 212.75
PRFEE 1.00
MISC 8.00
TOTAL 221.75
CHECK 221.75

08/11/95 01 10:53 0001 1524

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 AUG 11 AM 10:52

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

0088610
IDENTIF. ↑ REFERENCE

No. 940522