BOOK 9887 PG 581

QUITCLAIM DEED

FROM: Ben R. Betty, III and wife, Nancy Betty, Grantors

TO: John T. Dugger, Jr. and, Kathleen J. Dugger, Grantees

This instrument was prepared by: Warren H. Wild, Jr., Esq. Farris, Warfield & Kanaday Third National Financial Center 424 Church Street, Suite 1900 Nashville, Tennessee 37219

Address New Owners as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
James T. Dugger, Jr. and Kathleen J. Dugger 4500 Brush Hill Road Madison, TN 37115	Same	Part of 51-184

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero Dollars ($0.00).

Affiant

Sworn to and subscribed before me, this 6th day of December, 1995.

Notary Public

My Commission Expires: 11/26/96

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00), the receipt and sufficiency of which are hereby acknowledged, Ben R. Betty, III, and wife, Nancy Betty, ("Grantors") do hereby quitclaim unto John T. Dugger, Jr. and Kathleen J. Dugger ("Grantees"), their heirs, successors and assigns, all of Grantor's rights, title and interest, in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property.

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

Witness our hands this 6th day of December, 1995.

Ben R. Betty, III

Nancy Betty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at Office, this 6th day of December, 1995.

Virginia Harris
Notary Public

My Commission Expires: 11/20/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Nancy Betty, the within named 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, at Office, this 6th day of December, 1995.

Virginia Harris
Notary Public

My Commission Expires: 11/20/96

95 DEC 13 PM 3:05
DAVIDSON COUNTY TN.

IDENTIFICATION REFERENCE
0131709

EXHIBIT A

Property Description

Two tracts of land in the First and Second Civil District of Metropolitan Nashville, Davidson County, Tennessee and being described according to a survey dated July 18, 1994 and prepared by Ragan - Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206 and being more particularly described as follows:

TRACT 1:

Beginning at an existing concrete monument, being the westerly most property corner of a tract of land conveyed to Ben R. Betty, III by deed of record in Book 6481, Page 939, Register's Office of Davidson County, Tennessee ("R.O.D.C., Tennessee") and also being in the easterly line of Spring Hill Cemetery property as recorded in Book 3962, page 988, R.O.D.C., Tennessee; thence,

1. Crossing an artificial lake also known as Cheek Lake and with the southwesterly line of Betty, S58° 24' 07"E, 290.59 feet to a point; thence,

2. Leaving Betty's southwesterly line and with the southeasterly margin of said Lake, S32° 17' 49"W, 20.09 feet to a point; thence,

3. S37° 55' 29"W, 143.10 feet to a point; thence,

4. Crossing said Lake, N82° 16' 59"W, 249.29 feet to an existing iron pin the westerly margin of said Lake and in the easterly line of the Spring Hill Cemetery property; thence,

5. With the easterly line of the Spring Hill Cemetery property, N36° 41' 20"E, 54.17 feet to an existing iron pin; thence,

6. N21° 57' 52"E, 85.59 feet to an existing iron pin; thence,

7. N03° 15' 20"E, 61.49 feet to an existing iron pin; thence,

8. N25° 12' 50"E, 71.22 feet to the point of beginning; said tract contains 54,337 square feet or 1.247 acres, more or less.

TRACT 2:

Property located in the First and Second Civil Districts of Nashville and Davidson County, Tennessee.

Commencing at an existing iron pin in the northerly line of Lot 1 as shown on the Plan entitled Section 1, Addition to A. J. McGauhy's Haysboro Subdivision as of record in Plat Book 5190, Page 501, R.O.D.C., Tennessee; thence, with the northerly line of Lot 1, S 81° 32' 10" E, 178.47 feet to a witness pin and proceeding as follows:

1. S 81° 32' 10" E, 138.58 feet to a point in the Cumberland River; thence,
2. Down said river as described in Book 769, Page 50, S 24° 29' 25" W, 352.80 feet to a point; thence,
3. Leaving said river, N 82° 17' 51" W, 115.87 feet to a point; thence,
4. With a witness line, N 17° 13' 26" E, 169.26 feet to a point; thence,
5. N 24° 13' 06" E, 180.10 feet to the point of beginning and containing 45,027 square feet or 1.03 acres, more or less.

Being the same property conveyed by Ben R. Betty, III and wife, Nancy Betty, to John T. Dugger, Jr., by Deed of record in Book 6481, page 946, and part of the same property conveyed to Ben R. Betty, III and Nancy Betty by Quitclaim Deed from James T. Hayes, Sr., M.D., et al of record in Book 4517, page 577, Register's Office for Davidson County, Tennessee.

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