This instrument prepared by:

James H. Ruggles
8532 Old Charlotte Pk
Pegram, TN 37143

BOOK 10323 PG 990

# QUITCLAIM DEED

| ADDRESS NEW OWNER(s) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| James H. Ruggles, etux | same | map 112-00-0 |
| (NAME) | (NAME) | |
| 8532 Old Charlotte Pk | | parcel 205 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Pegram, TN 37143 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Clarence John Ruggles and wife, Cathy E. Ruggles,

by these presents do hereby quitclaim and convey unto James H. Ruggles and wife, Theresa Ruggles,

successors and assigns, all their right, title and interest in and to following described tract of land:

Land in Davidson County, Tennessee, beginning in the southeast corner of C.W. Holland's property; thence North 3 degrees East 130 feet to the center of Pond Creek Road; thence along center of Pond Creek Road, North 35 degrees East 95 feet; thence North 23 degrees 30 minutes East 348 feet; thence North 38 degrees 30 minutes East 460 feet; thence North7 degrees West 176 feet; thence North 18 degrees East 144 feet, thence North 20 degrees East 235 feet to a point in Pond Creek Road; thence leaving said road South 2 degrees 30 minutes West 1,221 feet to center of Old Charlotte Pike; thence along center of said pike South 76 degrees 30 minutes West 130 feet, thence South 72 degrees West 485 feet to point of beginning, containing 7.75 acres, more or less.

The above description is the same as appears on the previous deed.

Being the same property conveyed to Clarence John Ruggles by deed from Deloris C. Spain Johnson and husband, Robert L. Johnson of record in book 8848, page 590, Registers Office for Davidson County, Tennessee.

6121 01/21 0101 01CASH 71.90

STATE OF Tennessee
COUNTY OF Williamson The actual consideration for this transfer is $ 17,000.00

Subscribed and sworn to before me this the 13 day of January 1997

James H. Ruggles
Affiant

ANN PACK NOTARY PUBLIC AT LARGE CHEATHAM COUNTY

My commission expires (Official Seal)

Ann Pack
Notary Public

Witness my hand this 13 day of January, 1997, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ANN PACK NOTARY PUBLIC AT LARGE CHEATHAM COUNTY

Clarence J. Ruggles
Catherine E. Ruggles

Commission expires 9/21/99

STATE OF_____
COUNTY OF_____

BOOK 10323 PG 991

Personally appeared before me, _____, a Notary Public in and for said County and State, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this ____day of_____, 19____.

_____
Notary Public

My Commission Expires:_____

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STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, undersigned, a Notary Public in and for said County and State, Clarence John Ruggles + Cathy E. Ruggles

_____, the within named bargainor _____, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Pegram, this 13 day of January, 1997

ANN PACK NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TN

Ann Pack
Notary Public

My Commission Expires: 9.21.99

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STATE OF_____
COUNTY OF_____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____self to be _____ of the _____ the within named bargainor, a corporation, and that _____he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____ _____.

Witness my hand and seal, at office in _____, this _____day of _____ _____, 19___.

_____
Notary Public

My Commission Expires:_____

QUITCLAIM DEED

AND

PICK-UP

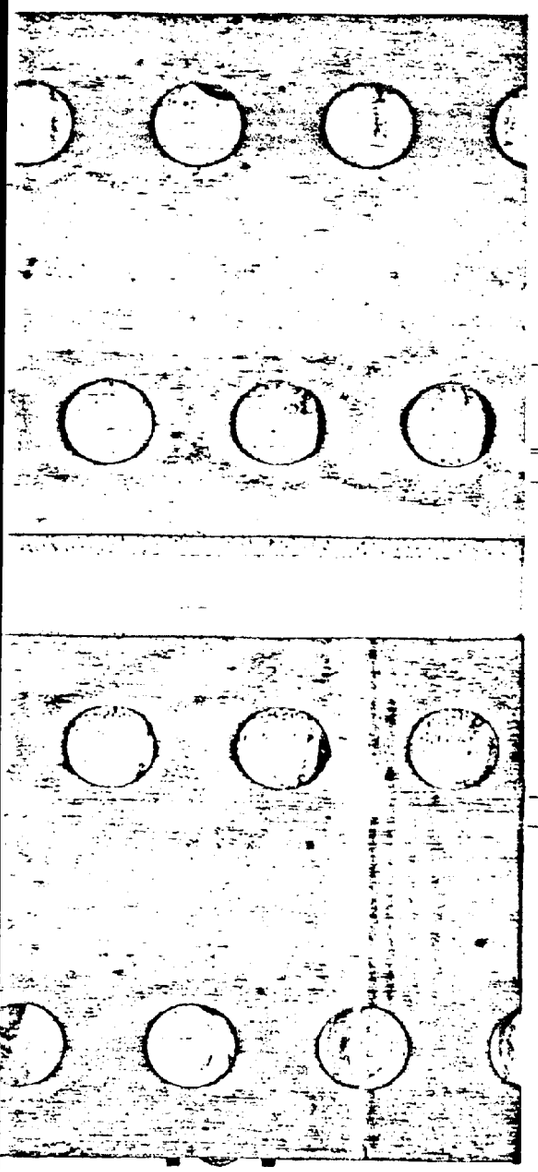
PICK-UP

IDENTIFICATION REFERENCE

0265383

97 JAN 21 AM 10:05

DAVIDSON COUNTY, TN.



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10323 PG 992

| | | |
|---|---|---|
| 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 17000.00
CON TX 62.90
PRFEE 1.00
WDEED 8.00
TOTAL 71.90
CASH 71.90

01/21/97 01 10:08 0001 6121

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0265383
IDENTIF. & REFERENCE

JAN 21 AM 10:05
REGISTER
DAVIDSON COUNTY, TN.

No. 1108613