This Instrument Prepared By:
NATHANIEL H. KOENIG
Attorney at Law
303 Church Street, Suite 102
Nashville, TN 37201-1786

QUITCLAIM DEED

BOOK 11341 PG. 152

Address New Owners:	Map No. 112-00-0 Parcel No. 005	Send Tax Bills To:
James H. Ruggles 8532 Old Charlotte Pike Pegram, TN 37143		Same

99 FEB 16 PM 12:15

051921

PICKUP

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **THERESA A. RUGGLES** the "Grantor"), by these presents does hereby sell, assign and quitclaim unto **JAMES H. RUGGLES** all of Grantor's right, title and interest in certain land in Pegram, Davidson County, Tennessee, described as follows (the "Property"), to-wit:

Land in Davidson County, Tennessee, begining 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 North 7 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 Ruggies by deed from Deloris G. Spain Johnson and husband, Robert L. Johnson of record in book 8848, page 590, Register's Office for Davidson County, Tenneessee.

Being the same property conveyed to James H. Ruggles and wife, Theresa Ruggles by deed from Clarence John Ruggles and wife, Cathy E. Ruggles of record in book 10323, page 990, Register's Office for Davidson County, Tennessee.

6077 02/16 0101 01CASH 10.00

IN WITNESS WHEREOF, the undersigned has caused this Quitclaim Deed to be executed this 11 day of February, 1999.

THERESA A. RUGGLES

STAT OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer $1.00.

AFFIANT/GRANTEE

Sworn to and subscribed before me on this 11th day of February, 1999.

NOTARY PUBLIC

My Commission Expires: My Commission Expires SEPT. 18, 1999

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Louise R. Fontecchio a Notary Public in and for the State and County aforesaid, **THERESA A. RUGGLES,** with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand this 11th day of February, 1999.

NOTARY PUBLIC

My Commission Expires: My Commission Expires SEPT. 18, 1999

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