THIS INSTRUMENT PREPARED BY:
John A. Gupton, III
Baker, Donelson, Bearman & Caldwell
211 Commerce Street, Suite 1000
Nashville, Tennessee 37201

Davidson County DEEDQC
Recvd: 04/29/02 13:12 3pgs
Fees:17.00 Taxes:0.00
20020429-0052223

FROM:	PETER RIPPY and FLORENCE G. RIPPY	(GRANTOR)
TO:	RIPPY'S COLLISION REPAIR, INC.	(GRANTEE)

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Rippy's Collision Repair, Inc. 3535 Central Pike Hermitage, Tennessee 37076	Same	Map 86, Parcel 13

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, Peter Rippy and wife, Florence G. Rippy, GRANTOR, by these presents does hereby quitclaim unto Rippy's Collision Repair, Inc., GRANTEE, its successors and assigns (their heirs and assigns), its (our) entire interest in and to the following described tract(s) of land:

> Being parcel 13 on the Plat of Hockaday Industrial Park of Record in Book 4660, Page 80, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows, to wit:
>
> Beginning at a point on the northerly margin of Central Pike where it intersects with the right-of-way of the Old Hickory Branch Tennessee Central Railway, said point being the southwest corner of the property herein conveyed; thence N 39° 17' E along the easterly margin of said Railroad right-of-way 262.34 feet to a point; thence S 53° 00' E 178 feet to a point; thence S 39° 17' W 187.50 feet to a point lying on the northerly margin of Central Pike; thence along the northerly margin of Central Pike N 75° 19' W 195.51 feet to the point of beginning and containing 0.92 acres +/-.
>
> Being the property conveyed to Peter Rippy and wife, Florence G. Rippy, by deed from Robert W. McLean and wife, Jean W. McLean, of record in Book 5166, Page 940, Register's Office for Davidson County, Tennessee.

The above description is identical to that contained in the prior deed to this property.

This is improved (unimproved) property known as 3539 Central Pike, Hermitage, Tennessee 37076.

AND GRANTOR does hereby quitclaim unto GRANTEE, its successors and assigns, (their heirs and assigns) all its (our) interest in the property described above to which reference is here made,

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

WITNESS our hands, this 26th day of April, 2002.

GRANTOR:

Peter Rippy

Florence G. Rippy

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Judith E. Sadler, a Notary Public in and for said State and County duly commissioned and qualified, Peter Rippy, with whom I am personally acquainted, or who proved to be 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 26th day of April, 2002.

Judith E. Sadler
Notary Public

My Commission Expires: 4/12/03

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Judith E. Sadler, a Notary Public in and for said State and County duly commissioned and qualified, Florence G. Rippy, with whom I am personally acquainted, or who 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 26th day of April, 2002.

Judith E. Sadler
Notary Public

My Commission Expires: 4/12/03

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer is $ NONE.

AFFIANT

Sworn to and subscribed before me, this 26th day of April, 2002.

NOTARY PUBLIC

My Commission Expires: 4/12/03

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0-0 04/26/2002